

WEST HILL ROAD - LOT 2

One of two house sites available with frontage on a maintained town road near the base of Stratton Mountain Resort located just outside of Jamaica, Vermont.



15.27 Acres
Jamaica, Windham County, Vermont

Price: \$235,000

OVERVIEW

West Hill Road Parcels are two separate surveyed house sites located on West Hill Road near Stratton Mountain Resort. These high elevation properties have some views toward Shatterack Mountain to the north and toward Ball Mountain to the east. The views could be expanded with some tree thinning, and the sites are directly on West Hill Road with electricity available. They have both been perc tested and the septic sites are shown on the survey.

LOCATION

The West Hill Road parcels are in a great location just outside of the town of Jamaica, Vermont, and close to many amenities. Stratton Mountain Resort is only seven miles away, and Bromley Mountain Ski Resort is 14 miles to the west. Just thirty minutes to the northwest is Manchester, with lots of shops and restaurants to enjoy.

The area is noted for its many outdoor recreation opportunities as well. The West River is located nearby and provides a great place for fishing, swimming, and canoeing. You can hike in the Green Mountain National Forest or use a mountain bike on the many dirt roads found in any direction right from your front door.

The properties are only two and a half hours from the Boston area, New York City is four hours south, and Hartford, CT is only two hours away.

ACCESS

West Hill Road Parcel is located at 3104 West Hill Road in Jamaica, Vermont. West Hill Road is a dead-end road, and only two properties are past these parcels. From Route 30 in Jamaica, VT, turn onto Mountain Acres Road and drive for one mile. Turn right onto West Hill Road and drive for 1/4 of a mile to the property.



An aerial view showing Lot 1 in bottom left, Lot 2 bottom right, and Shatterack Mountain in the distance.



Lot 1 in bottom left and Lot 2 to the right during the winter.



Both lots are on the right side of the road with Ball Mountain Lake in the upper left.

SITE DESCRIPTION

Both Lot 1 and Lot 2 are located directly on West Hill Road, and driveways could be installed using existing trails combined with some tree removal. There is electricity available on the road frontage for both parcels.

The land is slightly sloping, with Lot 1 starting at 1600' and rising to about 1720' at the top of the parcel. Lot 1 would have a driveway that comes off West Hill Road and potentially uses a skid trail that rises to the middle of that parcel. This location provides nice views, and Shatterack Mountain is the main focal point to the northeast.

Lot 2 has more road frontage and is larger than Lot 1. This lot is also about 1700' at its top boundary. Lot 2 also has an open logging road that could be used as a driveway to access the interior part of the parcel. Past logging has opened some of the terrain, but much of the land on both parcels are tree covered. Thinning some of these trees would expand the viewshed on both properties.

These house sites are situated close to many outdoor recreation opportunities, such as skiing at Stratton, Bromley, and Magic Mountains. There is hiking available off Kelley Stand Road in the town of Stratton, with many trails, ponds, streams, and camping opportunities found in that wilderness area. Wildlife, including black bears, would be present, along with deer, moose, and many smaller animals that are native to that region of Vermont. If you're looking for land in Vermont that is close to the major urban areas in the Northeast, then one of these parcels may be for you.

TAXES & TITLE

West Hill Road Parcels are owned by Greatwoods LLC. Reference to the Warranty Deed is located in Book 124, Pages 480-482, in the Jamaica, Vermont Land Records. The two parcels are part of a 180.67 acre surveyed subdivision, with Lot 1 being 10.25 acres and Lot 2 at 15.27 acres. The taxes for the year 2023 were \$4907.50 for the entire 180.67 acres. Lot 1 and Lot 2 will be responsible for a portion of the tax bill, to be determined by the town of Jamaica.



West Hill Road in early Spring, the lots are located to the right side of the road.



Lot 2 with a clearing visible through the trees.



Lot 2 offers a main logging trail that could be used as a driveway.

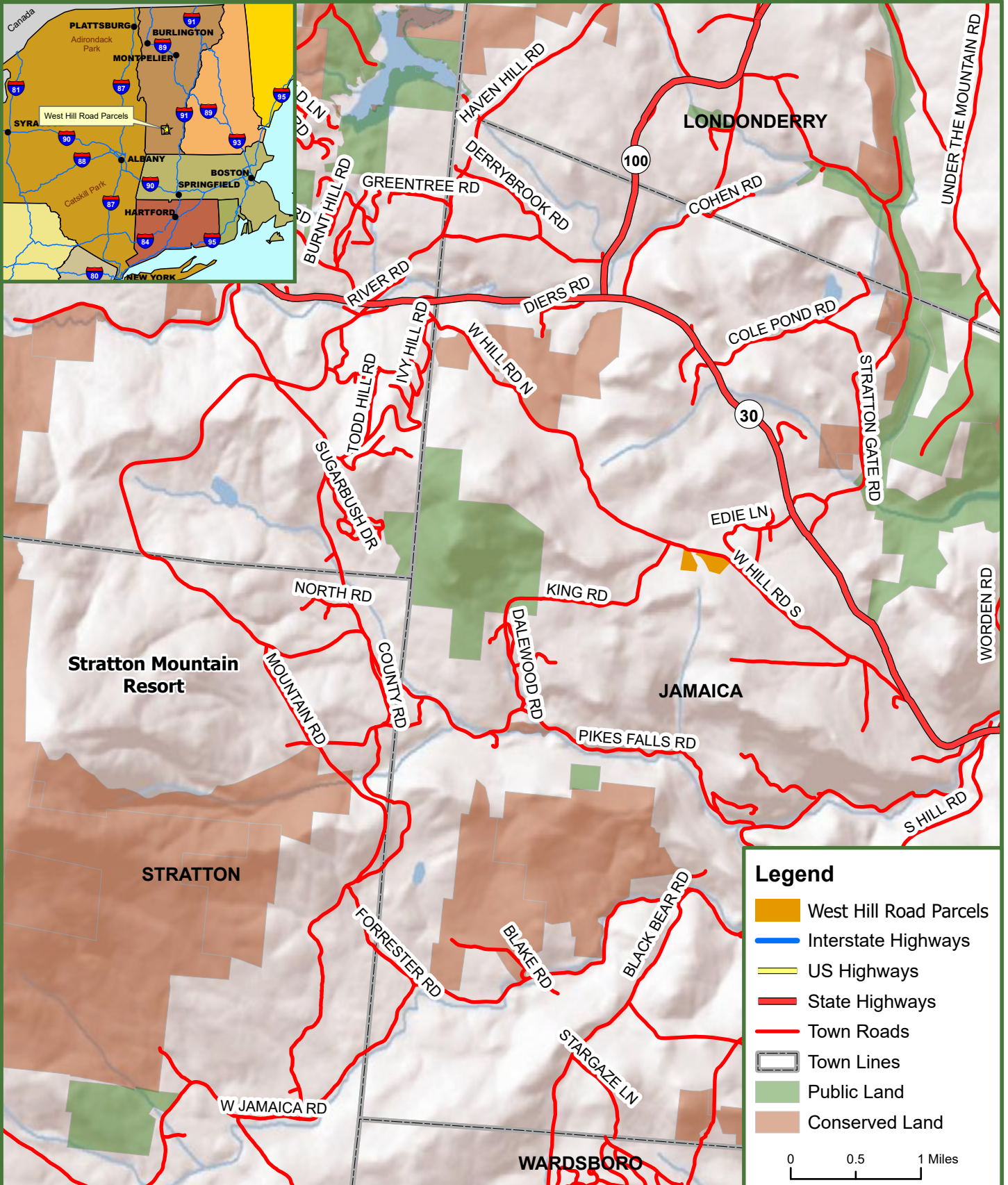
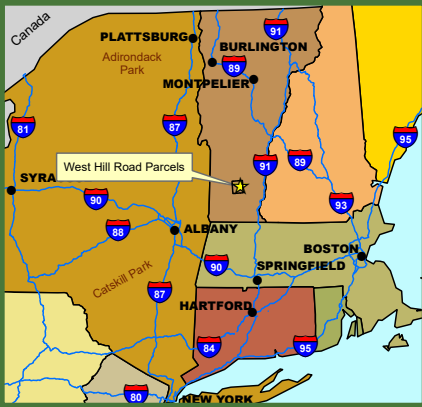
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map

West Hill Road Parcels

25.52 Survey Acres
Jamaica, Windham County, Vermont





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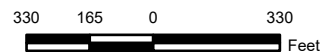


Lot # 1
10.25 Acres

Lot # 2
15.27 Acres

Legend

- West Hill Road Parcels
- Town Roads
- Forest Trails
- Town Line



This is Not A Survey

Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.



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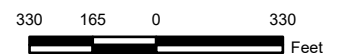


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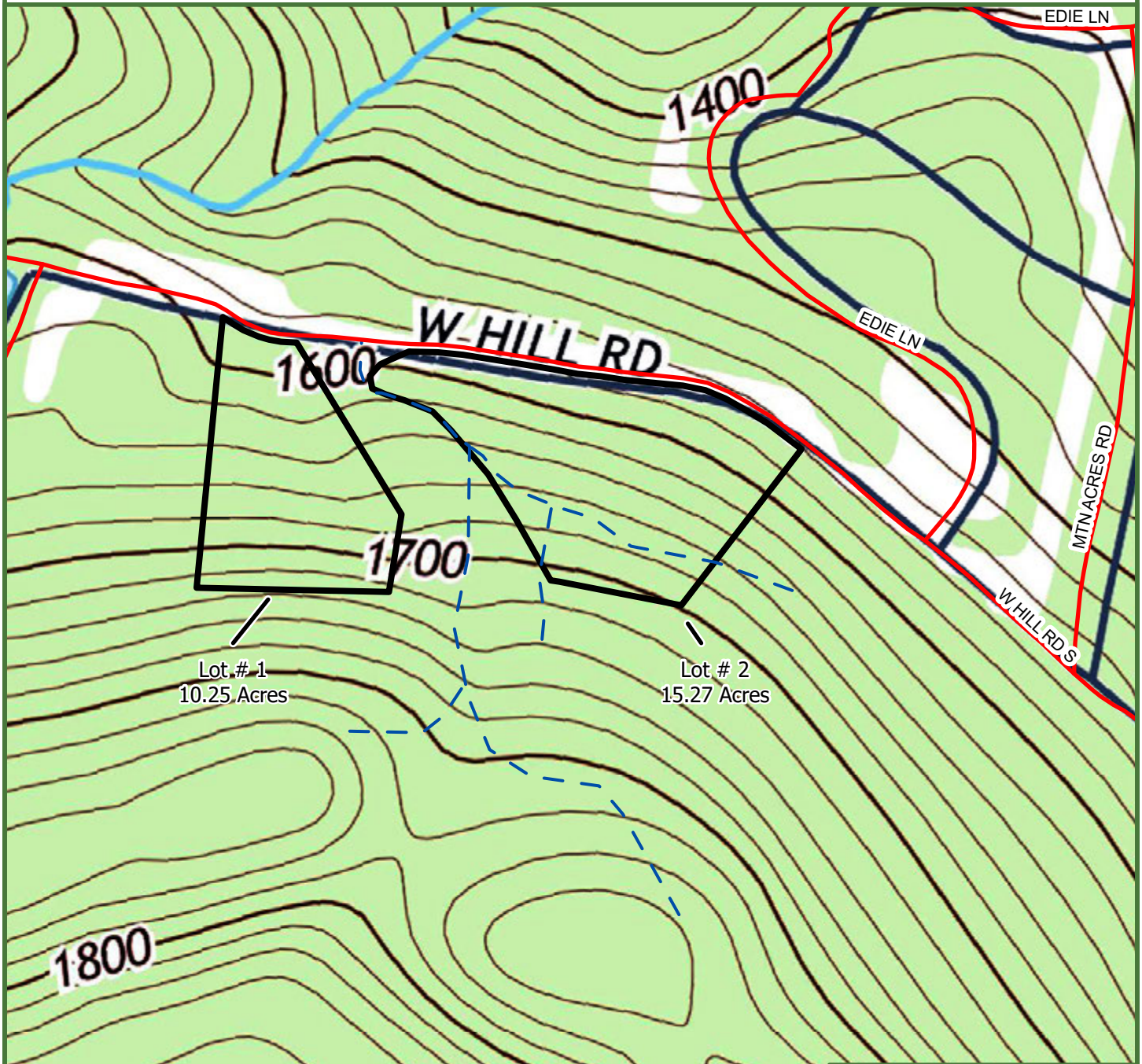
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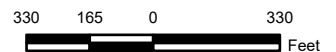


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Fountains Land

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Thom Milke

Printed Name of Agent Signing Below

[] Declined to sign

Signature of Agent of the Brokerage Firm Date

Printed Name of Consumer

Signature of Consumer

Date

[] Declined to sign