Fountains Land
AN F&W COMPANY

Price Improvement

Cotswold Hill Parcels

Five house sites available in a surveyed subdivision with views and frontage on a newly constructed hillside road in Jamaica, Vermont.

Lot #1	Lot #2	Lot #3	Lot #4	Lot #5
SOLD				
10.25 Ac.	15.27 Ac.	34.53 Ac.	68.89 Ac.	51.93 Ac.
$125,000	$195,000	$275,000	$495,000	$650,000

The Cotswold Hill Parcels are five separate surveyed house sites located off West Hill Road in Jamaica, VT. These high elevation properties have some views toward Bromley Mountain to the west and toward Magic Mountain to the east. The views from these sites could be expanded with some tree thinning. Four of the five parcels have frontage on the newly constructed 20 foot wide access road that winds its way up the hill toward Lot 5 at the top of the subdivision. Lot 1 can be accessed directly from West Hill Road.

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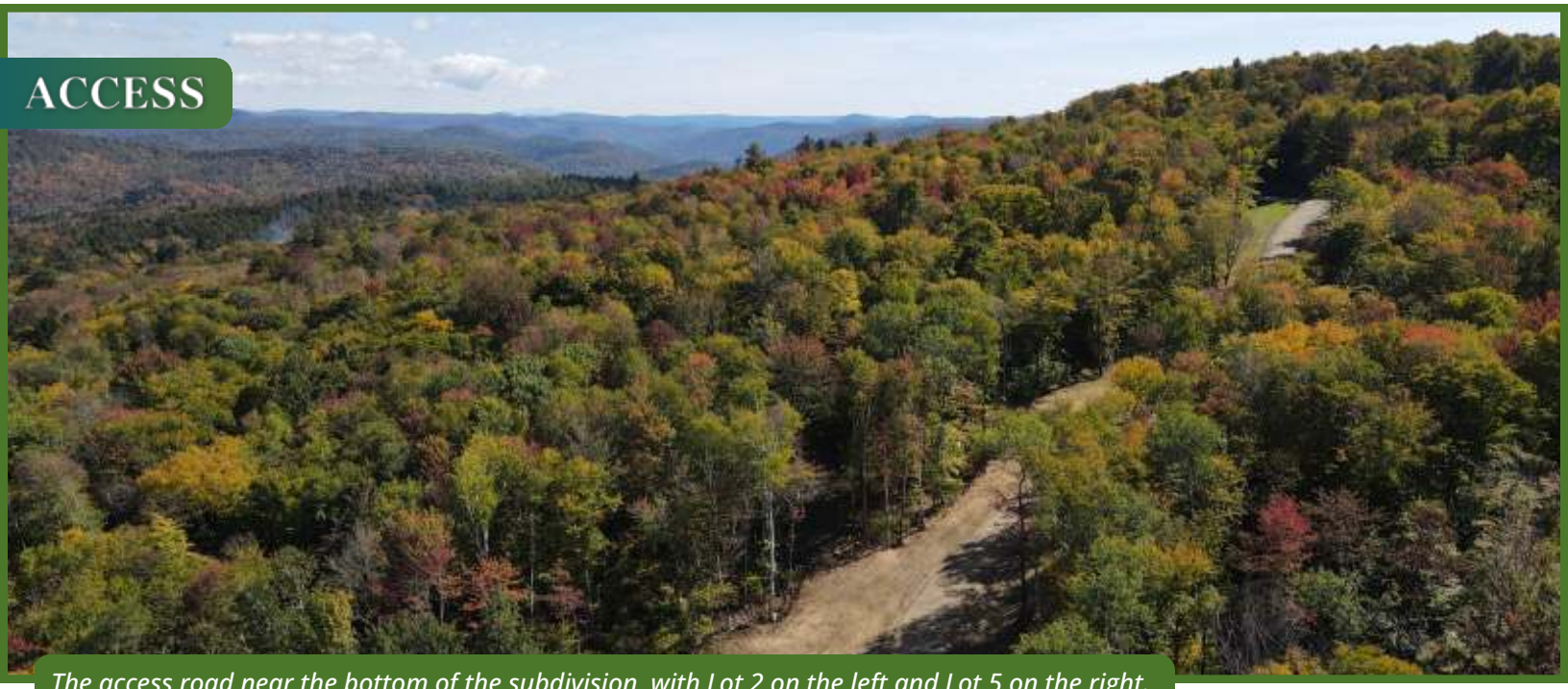
LOCATION

The bottom of the access road seen from a drone, with Lots 2, 3, and 4 visible on the right.

These properties are close to three ski areas: Stratton Mountain is 7 miles away, Magic Mountain is 11 miles northeast, and Bromley Mountain is 14 miles to the west. It's only a 30-minute drive to the town of Manchester, where many shops and restaurants can be found. The West River is located nearby and provides a great place for fishing, swimming, and paddling. Opportunities to hike in the Green Mountain National Forest or mountain bike on trails and dirt roads are all found in the area. 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



The access road near the bottom of the subdivision, with Lot 2 on the left and Lot 5 on the right.

The Cotswold Hill Parcels are located at 3104 West Hill Road in Jamaica, Vermont. From Route 30 in Jamaica, 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 access road.

LOT 1 - 10.25 ACRES

An aerial view showing Lot 1 at the bottom of the photo, with Shatterack Mountain in the distance.

Lot 1 is 10.25 acres and is accessed directly from West Hill Road, where a driveway could be installed. There is electricity available on the road frontage. Due to recent logging activity, higher on the parcel, there is another level area that could also be used as a home site after clearing and establishing a longer driveway from West Hill Road. The best way to walk to the upper clearing is from the northern boundary, where there is an old skid trail. This location provides easy access and nice views of Shatterack Mountain to the east. The views on this parcel could be opened up with some tree thinning on the road frontage.

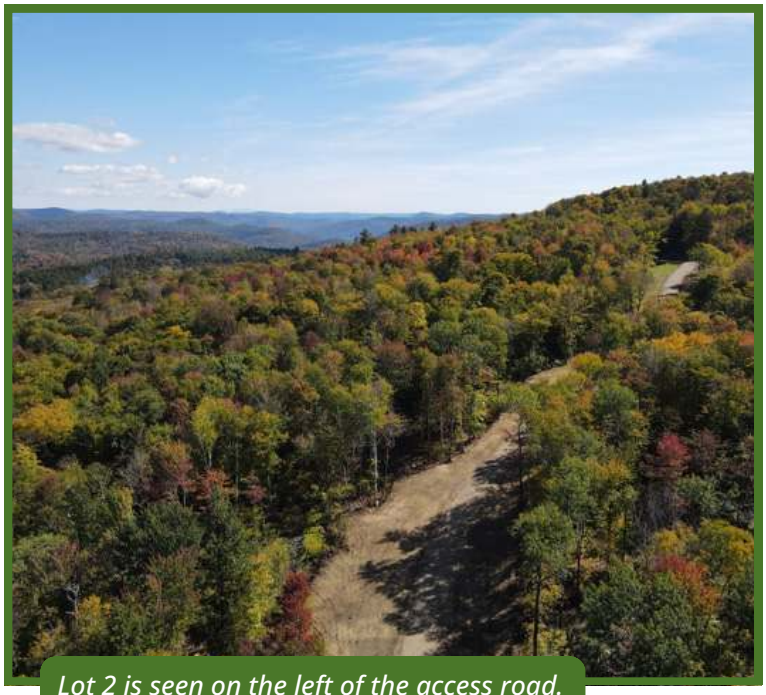
Level land near the frontage on West Hill Road.

A home could be built on this level ground.

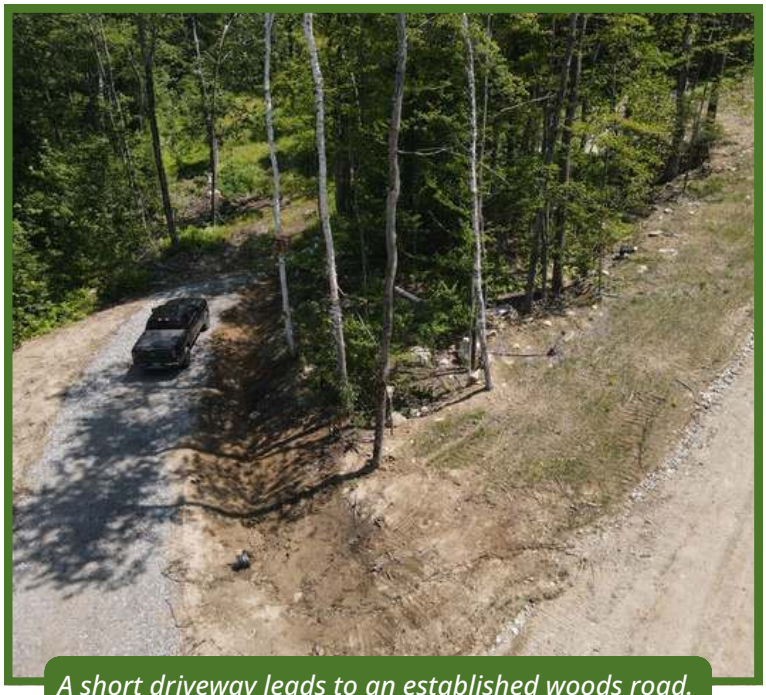
LOT 2 - 15.27 ACRES

New road with Lot 2 on the left side. There are a couple of woods roads leading from the access road.

Lot 2 is the first parcel found on the left side of the newly built 20-foot-wide road. The land is slightly sloped to level, and there are two woods roads that lead into the parcel's interior from the recently built gravel driveway. One of these roads could be made into a driveway, and a homesite could be established in the forest. You could also build closer to the access road, where there are good views of the mountains to the northwest. From one of the woods roads, you can see the back side of Glebe Mountain, which is more commonly known as Magic Mountain Ski Area. With some tree thinning, you could open up a larger viewshed to the east.



Lot 2 is seen on the left of the access road.



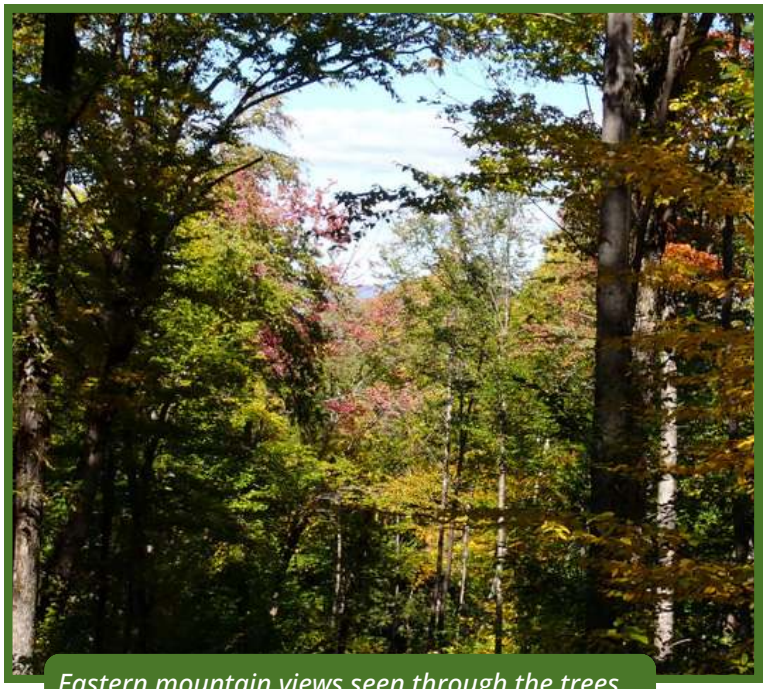
A short driveway leads to an established woods road.

LOT 3 - 34.53 ACRES

The view from the short access drive on Lot 3.

Lot 3 is 34.53 acres and is mostly forested near the access road. A longer driveway would need to be built to get into the interior of the forest. There is long frontage along West Hill Road, and it might be possible to build a driveway from that side of the parcel with access directly from West Hill Road. Alternatively, a house could be built closer to the access road where there are some nice views of the mountains to the north and west. The views from the West Hill Road side of this lot would be to the east, and those views could be made better with tree clearing.

Potential driveway for Lot 3 from a drone.

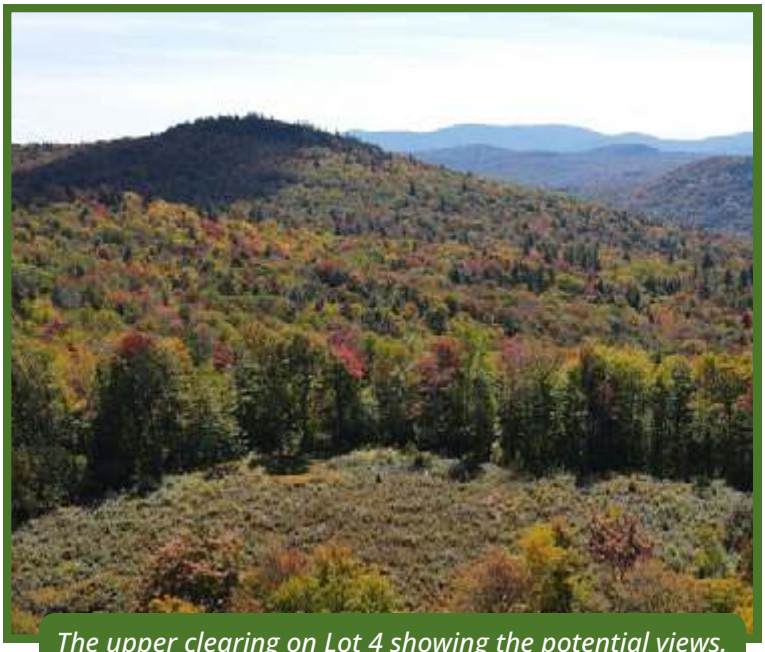


Eastern mountain views seen through the trees.

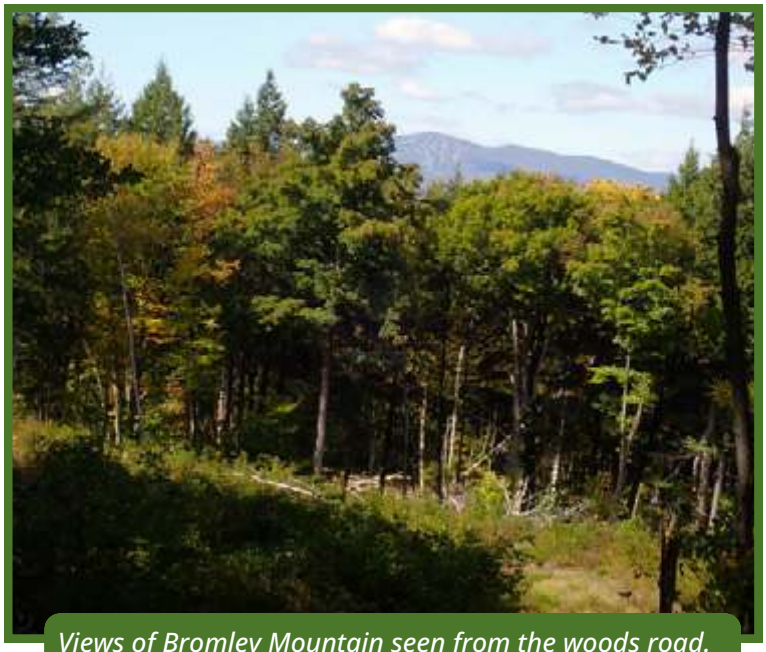
LOT 4 - 68.89 ACRES

Lot 4 has a short driveway leading to a woods road accessed from the main road leading to two clearings.

Lot 4 is 68.89 acres and is the largest of the five parcels for sale. This lot has a short driveway that connects to a woods road leading from the main access road into the property's interior. Immediately next to the road is the first clearing where a house could be built. This is a level spot, and by removing some of the trees near the road, views of the mountains would be seen. Continuing up the road, there is another large clearing. This site would have great views, possibly in two directions, once some tree clearing has been done. As with the rest of the parcels, this land is not in Current Use, so there are no restrictions on where you can build or which trees can be cut.



The upper clearing on Lot 4 showing the potential views.



Views of Bromley Mountain seen from the woods road.

LOT 5 - 51.93 ACRES

The top of the driveway on Lot 5 with Stratton Mountain in the background.

Lot 5 is 51.93 acres and is located at the top of the subdivision. This parcel is very unique, and rarely do pieces of land like this come onto the market. Lot 5 has a private driveway that begins at Lot 4, and has been recently cleared to provide a flat open area to build a home on. The parcel encompasses the entire north side of the subdivision, from the bottom of the hill all the way up the access road. The views from the clearing at the top of the driveway are to the west toward Bromley Mountain, but there are also big views in the other direction, looking southeast. There would be several spots to build on this parcel, but the top of the hill seems like the place to be, with the ability to have unobstructed views from your new home.

Lot 5 features extensive views with options for house sites depending on how close to the edge of the hill you'd like to be.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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

Cotswold Hill Parcels

180.87 Survey Acres

Jamaica, Windham County, Vermont

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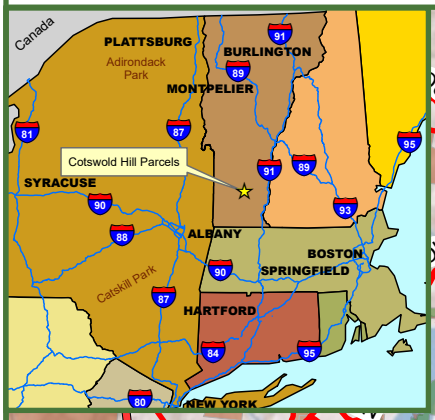

Legend

- Cotswold Hill Parcels
- Interstate Highways
- US Highway
- State Highways
- Town Roads
- Public Land
- Conserved Land
- Town Lines

0 0.5 1 2 Miles

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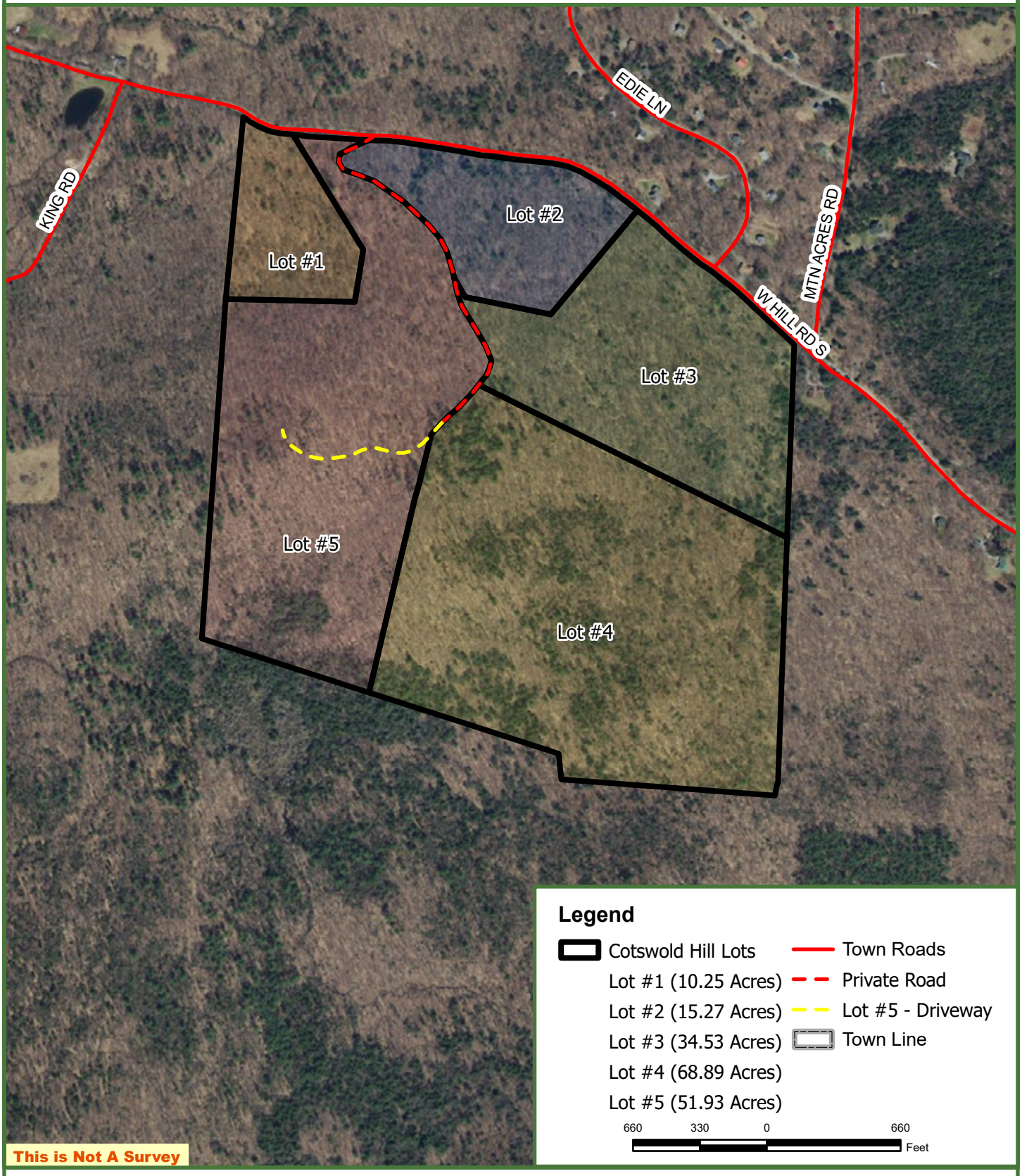

Legend

- Cotswold Hill Lots
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  - Lot #5 (51.93 Acres)
- Town Roads
- Private Road
- Lot #5 - Driveway
- Town Line

660 330 0 660
Feet

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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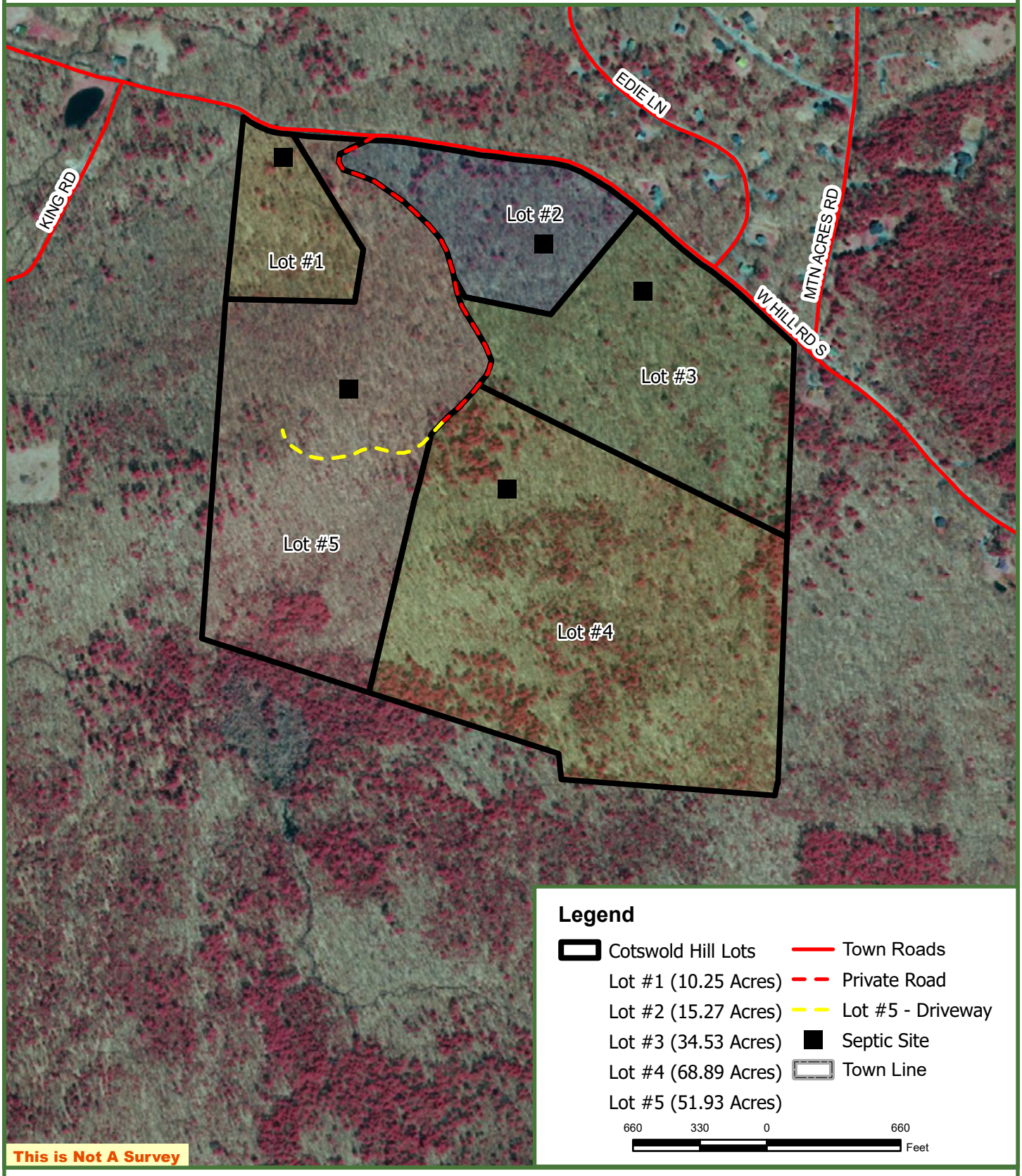

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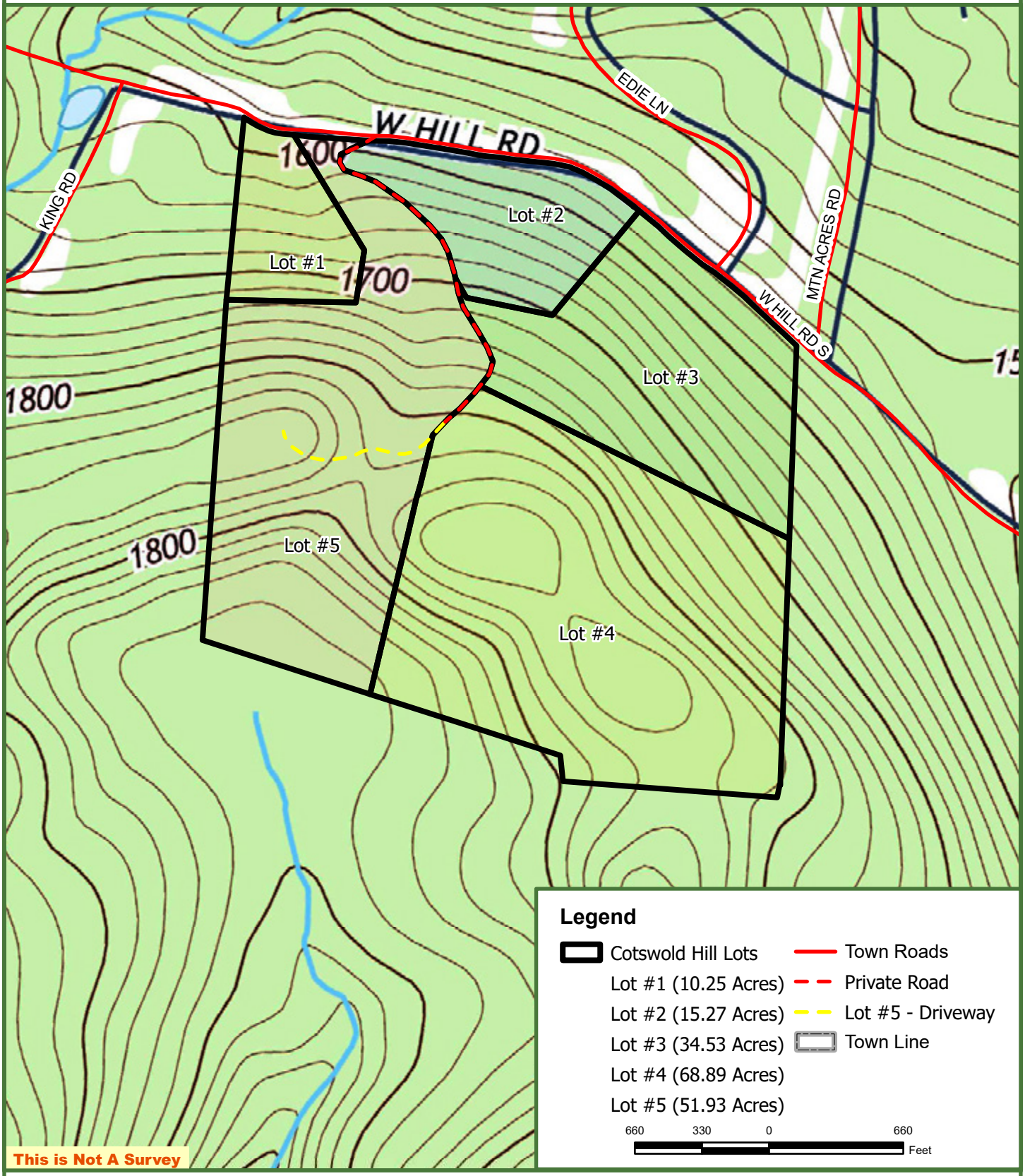

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Vermont Real Estate Commission
Mandatory Consumer Disclosure

[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

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

Fountains Land
Printed Name of Real Estate Brokerage Firm

Thom Milke
Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date

9/24/2015