

# 2 COMMERCIAL CONDOS AT SUNSET FARM IN WOODSTOCK, VT

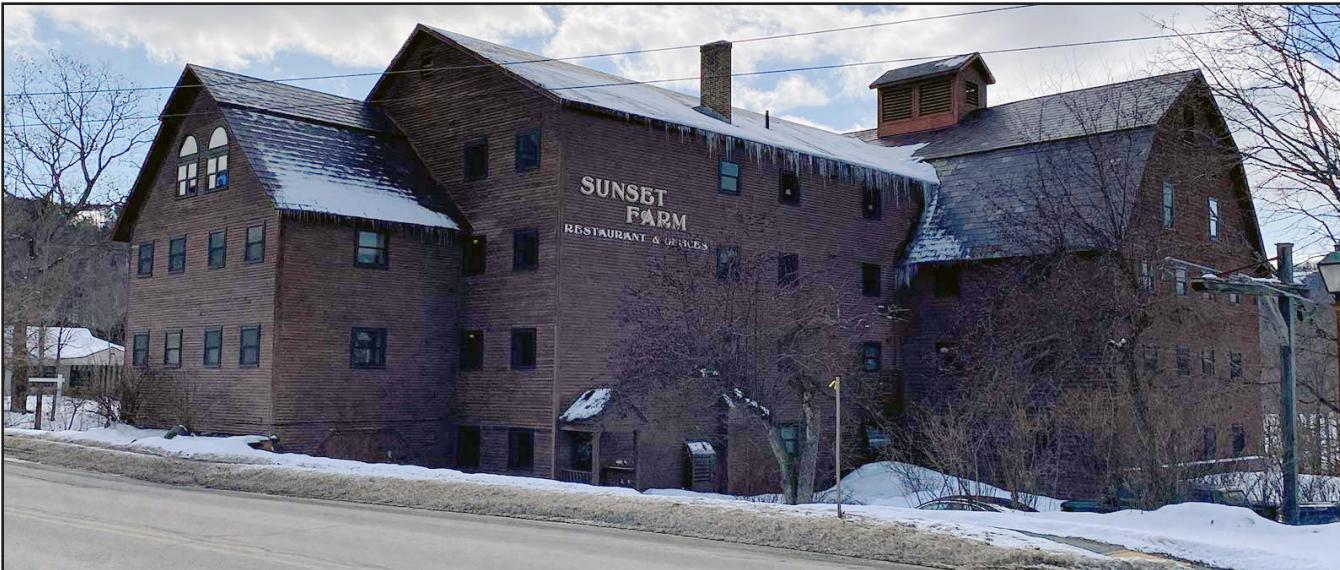


## TUESDAY, FEBRUARY 24 @ 11AM

Registration & Inspection from 10AM

**ADDRESS: 217102 Maxham Meadow Way, Units 1B & 3C  
Woodstock, VT 05091**

***Open House: Thursday, Feb. 5 from 11AM - 1PM***



Offered at auction are two commercial condominium units located within the Sunset Farm complex, a well-established professional office setting at the eastern gateway to Woodstock, Vermont. These units may be purchased individually or together, providing flexibility for owner-users, investors, or businesses seeking expansion.

**Units may be purchased individually or together:**

Unit 1B:  $589\pm$  sq. ft. (approx. 31' x 19') and Unit 3C:  $582\pm$  sq. ft. (approx. 31' x 19')

Sunset Farm offers a highly visible location and a professional setting near the Ottauquechee River corridor and trail system. The building features an elevator providing convenient access to the upper floors, including the third floor, making it well suited for office, professional, or service-oriented uses. The complex is home to a variety of established businesses and offers easy access to downtown Woodstock and the surrounding Upper Valley communities.

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

**THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661  
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com**



## AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

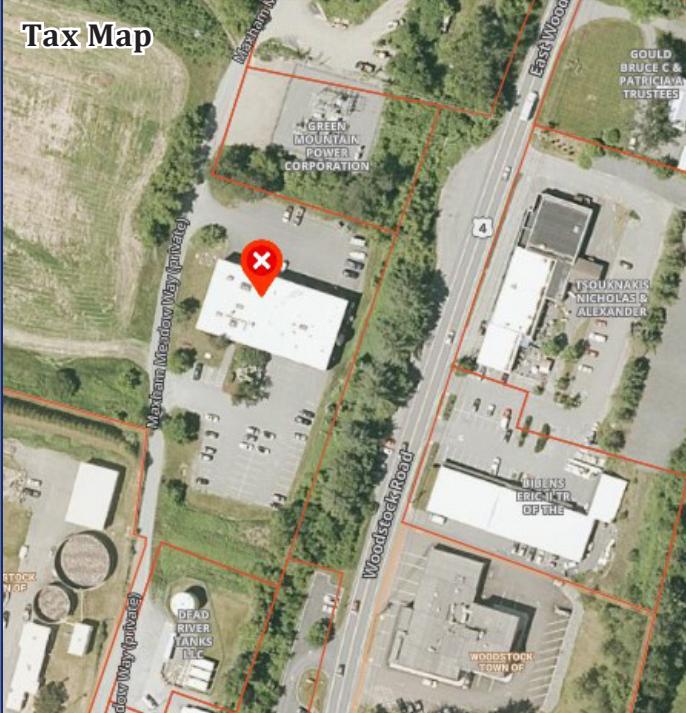
All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

## STATISTICS

Year Built ..... 1920; Condos in 1980  
Siding ..... Wood  
Roof ..... Metal  
Foundation ..... Field Stone, Poured Concrete  
Heat ..... Oil/Propane  
Water ..... Public  
Sewer ..... Public  
Sunset Farm Condominium Association  
Association Fees (per unit) ..... See unit details  
Dues year is April 1 to March 31. Includes snow plowing, road and parking area maintenance, insurance, taxes on common areas, repair and maintenance of common areas. Does not include fuel for heating.  
Zoning ..... Commercial / Light Industrial

**AUCTION TERMS:** 10% deposit due at sale, balance due at closing, on approximatly March 20, 2026. Sale subject to 10% Buyer's Premium. Taxes, dues and utilities to be prorated at closing.



## Unit 1B

Square Footage ..... 589±  
Rooms ..... 1  
Baths ..... Common  
Assessment ..... \$37,100  
Year Taxes ..... \$1,155.52  
Condo Association Quarterly Dues ..... \$1,085.32

## Unit 3C

Square Footage ..... 589±  
Rooms ..... 1  
Baths ..... Common  
Assessment ..... \$34,900  
Year Taxes ..... \$1,086.98  
Condo Association Quarterly Dues ..... \$965.02

## Unit 1B



## Unit 3C



# Woodstock, VT - Property Database - Detail Result

Last Updated: August 02, 2024 | Official copies of data must be obtained at the Woodstock Town Office.

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[www.nemrc.com](http://www.nemrc.com)

Owner Information		Parcel Value Information																																																												
Parcel Owner	21.51.1501B SWITCHBACK TREASURE,LLC 918 FOREST AVE PORTLAND, ME 04103	Land Value	Homestead																																																											
Location Sec/TWP/Range	217 MAXHAM MEADOW WY	Dwelling Value	37,100 Housesite																																																											
Descr	UNIT 1B SUNSET FR:	Site Imprvmt																																																												
		Outbuildings																																																												
		Total	37,100																																																											
Parcel Information																																																														
NBHD	3 SPAN 786-250-11091																																																													
Acres	0 Status A - Active																																																													
Sales Information																																																														
Book	291	Sale Date	2023-10-06																																																											
Page	601-605	Sale Price																																																												
<table border="1"> <thead> <tr> <th>BUILDING</th> <th>Total Rooms</th> <th>1 Year Built</th> <th>1980</th> <th>Building SF</th> <th>589.00</th> <th>Energy Adj</th> <th>No Data</th> <th>Roughins</th> </tr> </thead> <tbody> <tr> <td>Bedrooms</td> <td>Effect Age</td> <td></td> <td></td> <td>Quality</td> <td>5.00</td> <td>Bsmt Wall</td> <td>No Data</td> <td>Plumb Fixt</td> </tr> <tr> <td>Full Baths</td> <td>Condition</td> <td>Avg/Good</td> <td></td> <td>Style</td> <td>No Data</td> <td>Bsmt SF</td> <td></td> <td>Fireplaces</td> </tr> <tr> <td>Half Baths</td> <td>Phys Depr</td> <td></td> <td></td> <td>Design</td> <td>No Data</td> <td>Bsmt Fin</td> <td></td> <td>Porch</td> </tr> <tr> <td>Kitchens</td> <td>Funct Depr</td> <td></td> <td></td> <td>Bldg Type</td> <td>No Data</td> <td>Bsmt Fin SF</td> <td></td> <td>Gar/Shed</td> </tr> <tr> <td colspan="9">Notes</td></tr> </tbody> </table>									BUILDING	Total Rooms	1 Year Built	1980	Building SF	589.00	Energy Adj	No Data	Roughins	Bedrooms	Effect Age			Quality	5.00	Bsmt Wall	No Data	Plumb Fixt	Full Baths	Condition	Avg/Good		Style	No Data	Bsmt SF		Fireplaces	Half Baths	Phys Depr			Design	No Data	Bsmt Fin		Porch	Kitchens	Funct Depr			Bldg Type	No Data	Bsmt Fin SF		Gar/Shed	Notes								
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PAYABLE TO:  
MAIL TO:

**Town of Woodstock**  
PO Box 488  
Woodstock, VT 05091-0488

**TAX BILL**

**Tel: (802)-457-3456**

This is the only bill you will receive. Please forward to new owner if property is sold.

PARCEL ID	BILL DATE	TAX YEAR	Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.
21.51.15.01B	01/13/2026	FY2026	

Description: UNIT 1B SUNSET FR:

Location: 217101B MAXHAM MEADOW WY

SPAN # 786-250-11091 SCL CODE: 250

OWNER **SWITCHBACK TREASURE, LLC**  
918 FOREST AVE  
PORTLAND ME 04103

FOR INCOME TAX PURPOSES

**ASSESSED VALUE**

**NONHOMESTEAD**

REAL	37,100		37,100
<b>TOTAL TAXABLE VALUE</b>	<b>37,100</b>		<b>37,100</b>
<b>GRAND LIST VALUES</b>	<b>371.00</b>		<b>371.00</b>

**MUNICIPAL TAXES**

**EDUCATION TAXES**

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x371.00=	169.17	NON HOMESTEAD EDUCATION	2.1694	x371.00=	804.85
HIGHWAY	0.1904	x371.00=	70.64				
LOCA AGREEMENT	0.0149	x371.00=	5.53				
SPECIAL ARTICLES	0.0241	x371.00=	8.94				
VILLAGE	0.2517	x371.00=	93.38	1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694			
COUNTY TAX	0.0081	x371.00=	3.01				
<b>TOTAL MUNICIPAL TAX</b>				<b>TOTAL EDUCATION TAX</b>			804.85
<b>MUNICIPAL STATE PAYMENT</b>				<b>EDUCATION STATE PAYMENT</b>			
<b>MUNICIPAL NET TAX DUE</b>				<b>EDUCATION NET TAX DUE</b>			
<b>TOTAL MUNICIPAL TAX</b>				<b>TAX SUMMARY</b>			
350.67				<b>Municipal + Education</b>			
				<b>TOTAL TAX</b>			1,155.52
				<b>TOTAL STATE PAYMENT</b>			
				<b>TOTAL NET TAX DUE</b>			

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

**Town of Woodstock**  
TAX YEAR FY2026

**1ST PAYMENT DUE**

11/07/2025

**OWNER NAME**

SWITCHBACK TREASURE, LLC

**PARCEL ID**

21.51.15.01B

**AMOUNT DUE**

**AMOUNT PAID**

Both the Nov 7, 2025 and the May 1, 2026 payments must be received in the Finance Office by close of business on the due date. We no longer honor postmark.

**Town of Woodstock**  
TAX YEAR FY2026

**2ND PAYMENT DUE**

05/01/2026

**OWNER NAME**

SWITCHBACK TREASURE, LLC

**PARCEL ID**

21.51.15.01B

**AMOUNT DUE**

**AMOUNT PAID**

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**PAYMENTS CAN BE MADE AT:**  
**WWW.TOWNOFWOODSTOCK.ORG**

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MAIL TO:

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**TAX BILL**

**Tel: (802)-457-3456**

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PARCEL ID	BILL DATE	TAX YEAR	Nov 8, 2025 taxes not paid are late; 1% int for first 3 months 1.5% thereafter. May 2, 2026 taxes not paid in full are delinquent; 8% penalty on any principal, 1% int for first 3 months 1.5% thereafter.
21.51.15.03C	01/13/2026	FY2026	

Description: UNIT 3C SUNSET FR:

Location: 217103C MAXHAM MEADOW WY

SPAN # 786-250-11542 SCL CODE: 250

OWNER SPOONER BARN ASSOCIATION  
1017 RANDALL RD  
WOODSTOCK VT 05091

FOR INCOME TAX PURPOSES

**ASSESSED VALUE**

**NONHOMESTEAD**

REAL	34,900		34,900
<b>TOTAL TAXABLE VALUE</b>	<b>34,900</b>		<b>34,900</b>
<b>GRAND LIST VALUES</b>	<b>349.00</b>		<b>349.00</b>

**MUNICIPAL TAXES**

**EDUCATION TAXES**

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL	0.4560	x349.00=	159.13				
HIGHWAY	0.1904	x349.00=	66.45				
LOCA AGREEMENT	0.0149	x349.00=	5.20				
SPECIAL ARTICLES	0.0241	x349.00=	8.41	NON HOMESTEAD EDUCATION	2.1694	x349.00=	757.12
VILLAGE	0.2517	x349.00=	87.84	1.7030 (state rate) / 78.50% (CLA ÷ SA) = 2.1694			
COUNTY TAX	0.0081	x349.00=	2.83				
				<b>Payments</b>			<b>TOTAL EDUCATION TAX</b>
				1 11/07/2025			757.12
				2 05/01/2026			<b>EDUCATION STATE PAYMENT</b>
							<b>EDUCATION NET TAX DUE</b>
							<b>TAX SUMMARY</b>
							<b>Municipal + Education</b>
							<b>TOTAL TAX</b>
			329.86				1,086.98
							<b>TOTAL STATE PAYMENT</b>
							<b>TOTAL NET TAX DUE</b>

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

**Town of Woodstock**  
TAX YEAR FY2026

**1ST PAYMENT DUE**

11/07/2025

**OWNER NAME**

SPOONER BARN ASSOCIATION

**PARCEL ID**

21.51.15.03C

**AMOUNT DUE**

**AMOUNT PAID**

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**Town of Woodstock**  
TAX YEAR FY2026

**2ND PAYMENT DUE**

05/01/2026

**OWNER NAME**

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**PARCEL ID**

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