Utility & Property Information

Address: 240 Hillside Terrace, Rochester, VT 05767. Address has been created for GPS purposes only.

Taxes: Town of Rochester—$1,186. (2018 Non-Residential Value). Property is NOT enrolled in Vermont’s tax reduction program (Use Value Appraisal) or commonly referred to as Current Use. The UVA program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses. Taxes have been estimated using town data, as the landowner is retaining 6.6 acres of the original 46.7-acre parcel.

Zoning: Conservation-Residential. Access the Rochester Zoning Regulations for further information. The Rochester Zoning Department may also be contacted at 802-767-3631 with any additional questions. Zoning Map Link.

Power: Green Mountain Power – Power poles run along Brandon Mountain Rd. Seller indicates an estimate several years old of $23,000 to bring power up the driveway to within 200 ft of the home site.

Water: Drilled well is typical for the area.

Septic: A state wastewater permit had been approved for the installation of a private wastewater system supporting a 4-bedroom single family residence. The landowner is in the process of redrafting survey lines, as described in the Taxes section above. Therefore, this wastewater permit will need to be amended and approved to move forward with the plans.

Driveway: The driveway is approx. 1,000 feet long and was built with a 36+/- inch gravel base. It has all required culverts installed and is well ditched for drainage.

Streams: There are several streams/brooks on the property. The west side the property is bounded by what appears to be a year-rounds stream. The boundary is to the centerline of the stream. There is a pipe from this stream to the pond if ever required. There are two more brooks on the property on the east side, one appears to be seasonal and the other appears to be year-round.
**Pond:**
The pond is manmade and spring fed. It is approx. 20’ deep and was stocked with trout at one point. It is approx. ¾ of an acre in size. The bed is clay and there is a sandy beach area kept shallow for wading. There is an adjustable overflow outlet so the water level can be controlled. There is also a pipe system that runs from a stream that can be used to add water to the pond if ever needed. Finally, there is a drain pipe at the bottom that can be opened from the shoreline that will drain the entire pond if needed. Seller indicates that the chain connecting the drain pipe cap will likely need to be reattached.

**Road:**
Hillside Terrace is a state forestry road that is also used as a shared private road by this property and one additional property further up road.

**Services:**
Consolidated Communications offers phone, TV, and internet services in the area.

**Disclaimer:**
The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. No responsibility will be assumed for decisions and offers made from this information.