Secluded, Inspirational Paradise with Views of Jay Peak

Lilly Branch Hill| 119± Deeded Acres in Orleans County, VT



Vermont Mixed Use Property with Full Assemblage of Field, Forest, Recreation and Residential Values

Lilly Branch Hill offers a uniquely beautiful property with a stunning mix of fields and forest, a spring-fed pond, and an attractive hillside residence with breathtaking northwesterly views of Jay Peak and the Green Mountains into Canada; all tucked away at the end of the road. The residence was built in 2002 and configured with a full suite of utilities and custom windows that bring the majestic outside beauty indoors. The house was intentionally constructed and positioned to preserve future expansion opportunities if additional space is desired. Views from the house are framed by approximately 34 acres of meticulously maintained open fields and meadow. The remaining acreage offers a professionally managed forest with diverse species composition and opportunities for timber harvesting. An artist's shed currently occupies a secondary site above the pond, also with exceptional views. The property is partially enrolled in Vermont's Use Value Appraisal program with an approved forest management plan (due for April 2025 update).

Access is via Joe Roberts Rd from Collins Mill Rd, Troy, VT. The property is approximately 20 minutes from Jay Peak Four-Seasons Resort and Newport services, 2 hours from Montreal and 3.5 hours from Boston.

OFFERED AT $750,000

For more information or to schedule a visit, please contact:

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LILLY BRANCH HILL

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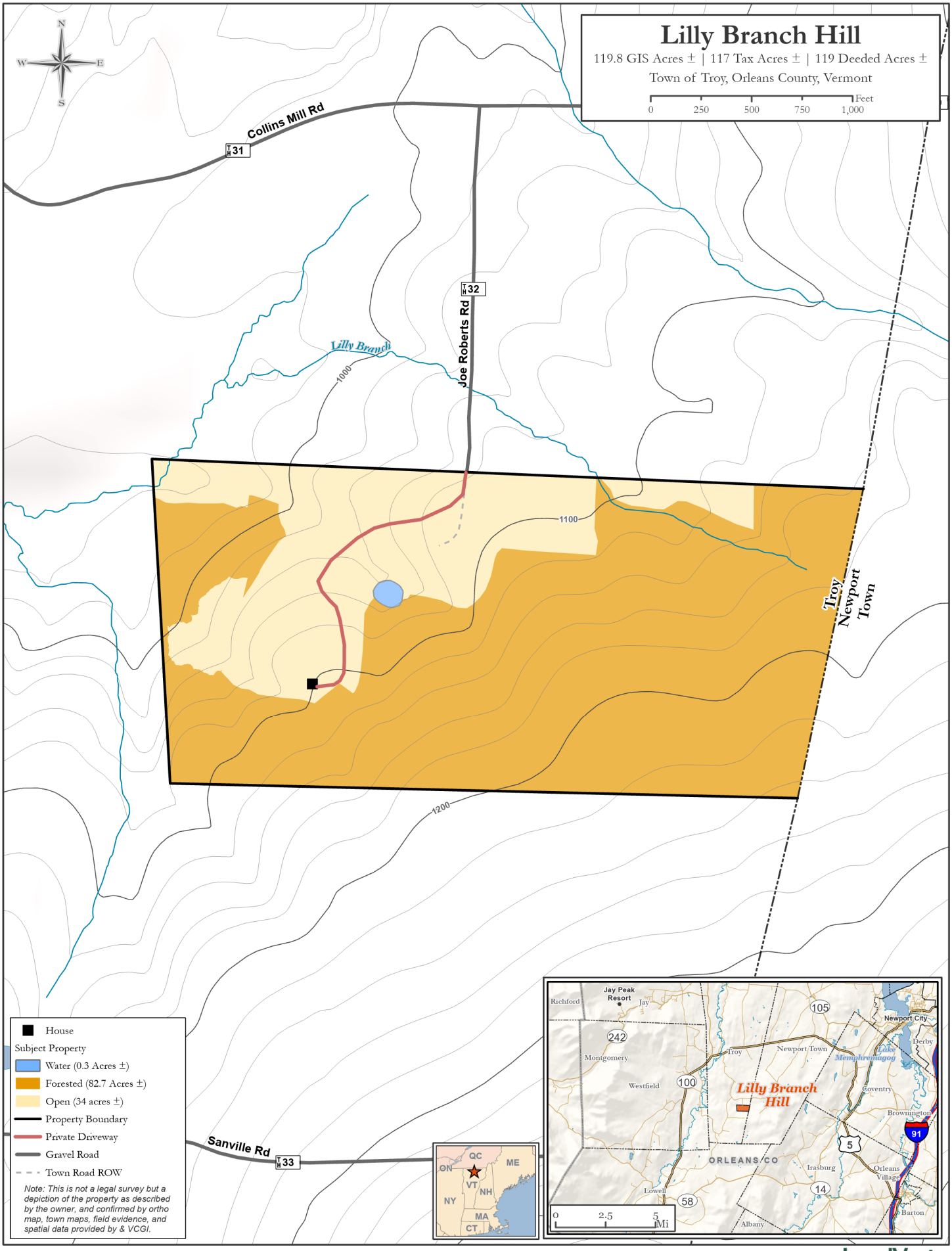


Lilly Branch Hill

119.8 GIS Acres ± | 117 Tax Acres ± | 119 Deeded Acres ±

Town of Troy, Orleans County, Vermont

0 250 500 750 1,000 Feet



Date: 09/09/24

LandVest