

Utility & Property Information

Address: 1244 Cheney Road, Lowell, VT 05847.

From Route 100 N in Lowell, turn left onto Mink Farm Road. Turn left onto Cheney Road. Continue to property. Trail to concrete pad is located after the driveway to the home with an E-911 address #1180. No real estate sign.

Taxes: Town of Lowell — \$667.76 (2021 Non-Homestead Value).

Zoning: Rural Residential & Agricultural District.
Access the [Lowell Zoning Bylaws](#) for further information. The Lowell Zoning Administrator, Gordon Spencer, may also be contacted at 802-774-6559 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 1 Acre **Road Frontage:** 150' **Front Setback:** 50'

Power: Vermont Electric Coop — on-site. For more information, please contact the VEC member services at 802-635-2331.

Concrete Pad: There is an existing concrete pad on the property that has been used by the sellers as a place to park their camper. Power and water are available at the concrete pad.

Septic: No septic/wastewater on-site. No soil testing has been completed at this time. Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit.

Water: Well Report # 9063 — 380' deep drilled well yielding 2.5 GPM on-site, nearby the existing utility pole. There is a pump station located nearby the concrete pad on the property, which pumps water from the drilled well to the pump station. Please see Supporting Documents & Maps for a copy of the well report.

Deferral of Permit: DE-7-3150 — the property conveys with a deferral of permit. Please see *Supporting Documents & Maps* for a copy of the permit.

Acreage: Per a survey for the property, the property previously had a boundary line adjustment completed to convey an additional 1/10th an acre to the property. Please see *Supporting Documents & Maps* for a copy of the boundary adjustment survey and the deed indicating that the property conveys with 19.5 +/- acres (19.4 + .1 acres).

Restricted Area: Per the deed and survey, an area (approximately 7 +/- acres) located at the back of the property depicted as “Forever Wildlife Restricted Area” is undevelopable. Please see *Supporting Documents & Maps* for the aerial with the approximate restricted area indicated as well as the deed, which details the restriction.

Easement: Per deed, the property conveys subject to and with the benefit of an easement conveyed to Vermont Electric Cooperative.

Act250: Project #7R0683 — per deed, the property is subject to Act250 jurisdiction and conveys with the following covenants:

- The Forever Wildlife Restricted Area on the property, as detailed above in “Restricted Area”
- The requirement to abide by state septic/wastewater requirements prior to construction
- Any residence constructed “shall be constructed with insulation with an R-Value of at least R-19 in the exterior walls, at least R-38 in the roof or cap and at least R-10 around the foundation or slab”
- “The use of electricity for space heating is prohibited without approval of the District of Environmental Commission”
- Any residence constructed “shall incorporate water-conserving plumbing fixtures”
- No construction “may take place within 250 feet of the stream”
- “Prior to the installation of any driveways, sufficient vegetation shall be removed along Cheney Road to ensure adequate visibility...”
- “No further subdivision of the parcel herein conveyed shall be permitted without written approval by the District Environmental Commission.”

Please see *Supporting Documents & Maps* for the deed with these covenants included.

Stream: The property enjoys 650 +/- feet of stream that runs through the back of the property. Please see *Supporting Documents & Maps* for the aerial with the

stream on the property indicated.

Road: Cheney Road — Gravel/dirt, Class III town plowed and maintained road.

Services: Consolidated Communications offers high-speed internet, cable TV through their affiliate DirecTV, & telephone services to the property.

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.*