

# Utility & Property Information

**Address:** 1157 Camp Road, Lot 4, Hubbardton, VT 05735. \*For GPS purposes only. 911 address to be assigned.

From VT-30, turn onto Camp Rd and follow for 0.9 miles, property will be on the left. See real estate arrow on your left along road frontage and continue to lot 4, passing a real estate signs in the fields of lot 2 and lot 3 before coming to the third real estate sign located along the road frontage of this property.

**Documents:** This property was listed during the COVID19 pandemic. As such, we have not been able to acquire all documents related to the property from the town due to health and safety reasons. We are sorry for any inconvenience. As soon as restrictions are lifted, we will acquire any and all documents that we are currently not able to provide.

**Taxes:** Town of Hubbardton — TBD (2020 Non-Homestead Value). Taxes for the property are currently included with the taxes of adjoining parcels owned by the same seller. See ‘Subdivision’ section below. Awaiting listers estimate of taxes for the individual lots. We estimate that the tax bill for Lot 4, once separated from the other lots for tax purposes, would be approximately \$3,250.

**Subdivision:** The property has been formally subdivided from a larger parcel. This property consists of one lot referred to as Lot 4 on the subdivision survey. Please see *Supporting Documents & Maps* for a copy of the survey as well as the tax map. Two additional properties, Lots 1 & 2 with 40.52 +/- acres & Lot 3 with 20.6 acres, are available. All acreage being sold is plus or minus.

**Zoning:** Rural Residential – Zone B (10 Acres).  
Access the [Hubbardton Zoning Regulations](#) for further information. The Hubbardton Zoning Administrator may also be contacted at 802-273-2841 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

**Lot Area:** 10 Acres      **Road Frontage:** 100’      **Front Setback:** 40’

**Power:** Green Mountain Power — utility poles located along road frontage. No formal estimate can be provided until power service application is submitted and a site visit has been conducted. For more information, please contact the GMP Distribution Designer for the area, Scott (William) Graziano, at [william.graziano@greenmountainpower.com](mailto:william.graziano@greenmountainpower.com) or 802-382-8719.

**Septic/Water:** Soil test pit evaluations have been conducted on the property by Barnard & Gervais, LLC. Per the Test Pit Soil Evaluation letter, “one area has been identified for each parcel and these areas appears to be large enough to support a wastewater system that could be sized for at least a 3-bedroom single-family residence and most likely a 4-bedroom single-family residence.” Please see *Supporting Documents & Maps* for a copy of the letter.

Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit. Drilled artesian wells are typical for the area.

**Private Road  
Easement:**

The portion of Camp Road that runs along the road frontage of this property is private; a deeded right-of-way providing for access to the private portion of the Camp Road conveys. Per deed, the conveyance is for “a right of way, fifty feet in width, to be used in common... intended to include the roadway presently existing as it runs southerly and southwesterly from the apparent southerly line of said public ‘Camp Road’...” Please see *Supporting Documents & Maps* for a copy of the deed. It is our understanding that no road maintenance agreement exists for the upkeep of the private portion of Camp Road. See ‘road’ section below.

**Lake Access  
Easement:**

Per deed, the property conveys with a shared, deeded lake access right-of-way to include the right to “build, maintain, and travel a road or driveway for ingress and egress from the ‘access road’ on the east to the shore of Lake Hortonia on the west”, the right for “general recreational activities, such as swimming, boating, picnicking, etc.,” and the right “for parking.” A proposed driveway location for the easement is indicated on a survey; however, no formal driveway has been constructed at this time. To reach the lake access, continue down Camp Road from the property’s road frontage, bearing left onto a woods road and continuing to a real estate arrow sign that has been placed at the lake access point off the woods road. Please see *Supporting Documents & Maps* for a copy of the survey with the proposed lake access

driveway location indicated.

**Lake Association:** Lake Hortonia Property Owners Association (LHPOA) is a non-profit organization dedicated to the preservation and responsible enjoyment of Lake Hortonia (lakehortonia.org). The current owners have opted into LHPOA and indicate that the 2020 dues cost \$150 for the year.

**Boundaries:** The property boundary pins have been located and flagged. The southern border appears to be marked with red blazes.

**Road:** Camp Road — Gravel, Class III town plowed and maintained road from the intersection of Route 30 to the intersection with Doten Road, at which point the road becomes private and the town maintenance of the road stops. It is our understanding that a Camp Road resident plows the private section of Camp Road for three property owners beyond the Doten Road plow turnaround.

**Services:** OTT Communications offers high-speed internet, TV & telephone services to year-round homes and seasonal camps located along Camp Road.

***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.*