

Utility & Property Information

- Address:** 186 Middle Road, Chittenden, VT 05737.
- From Route 7 in Pittsford, turn onto Pinewoods Road. At intersection, turn left onto Plains Road. Turn left at intersection with Hitchcock Road. Turn right onto Stoney Hill Road. Take a sharp left turn onto Middle Road. See real estate sign.
- Taxes:** Town of Chittenden — \$1789.92 (2019 Non-Residential Value).
- Zoning:** No zoning in Chittenden. No Building or Certificate of Occupancy permits required. Septic/Subdivision per state regulations. Curb cut or driveway requests through Road Commissioner, Elmer, who can be contacted at 802-483-6151.
- Power:** Green Mountain Power — on-site, owned pole #36-1 services the property. Per GMP, the average bill is \$17/month. For additional information, contact GMP at 888-835-4672.
- Neighboring landowner has easement to connect to owned pole for access to power.
- Septic/Water:** WW-1-3256 — a state-approved 3-bedroom conventional wastewater design for the property has been issued. Please see *Supporting Documents & Maps* for the full wastewater permit.
- Seller currently has a handshake agreement with a neighboring landowner to pull water from the neighbor's well. Two indoor plastic drum water reservoirs service the bathroom & kitchen, providing a fully functional bathroom.
- Gravity-fed water line services bathroom toilet. A water pump services kitchen sink and shower.
- Backup gravity-fed water supply in kitchen provides a water source in case of power outage.
- Fuel:** Proctor Gas, Inc. — Propane, approximately 2.8 gallons of propane used per

year. Per seller, usage is minimal due to seasonal use of the camp.

Heating: Direct vent, propane.

Wood stove.

Electric water heater.

Covenant: Per the deed, “no mobile homes, trailers, or structures of a like nature, shall be used on any lot at any time as a residence either temporarily or permanently.” Please refer to *Supporting Documents & Maps* for the deed.

Road: Middle Road — Gravel, State plowed and maintained road.

Services: Comcast offers Cable TV, high-speed internet, & phone in the area. HughesNet offers satellite internet in the area.

Disclaimer:

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