

Utility & Property Information

Address: 207 Quarterline Road, Clarendon, VT 05759. *Mailing address is in West Rutland. The property is technically within the town of Clarendon.

From Route 7 in Rutland, turn onto Middle Road at the Mountain View Equipment John Deere store. In 3.9 miles, turn right onto Walker Mountain Road. Turn right onto Quarterline Road. See real estate sign on your left.

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 Clarendon — \$187.83 (2019 Non-Homestead Value).

Zoning: Residential & Commercial District.
Access the [Clarendon Zoning Regulations](#) for further information. The Clarendon Zoning Administrator may also be contacted at 802-770-0380 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 40,000 SF **Road Frontage:** 125' **Front Setback:** 40'

Power: Green Mountain Power — utility pole 752/8 is located along the road frontage of the property. No formal estimate can be provided until a power service application is submitted and a site visit has been conducted. For more information, please contact Kristina Carter, the GMP Distribution Designer for the area, at 802-770-3441 or Kristina.Carter@greenmountainpower.com.

Septic/Water: 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.

Mowed Area: It appears that the adjoining landowner mows partially on this property along the southern boundary and has some personal items just on or over the boundary line. There are no known boundary line disputes or issues.

Road: Quarterline Road — Gravel, town plowed and maintained road.

Services: Consolidated Communications offers internet, cable TV, and telephone services to homes located nearby the property.

Disclaimer:

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