

Utility & Property Information

Address: 286 Softwood Road, Elmore, VT 05657. *For GPS purposes only. 911 address to be assigned.

From Route 12, turn onto LaCasse Road. Straight onto Hardwood Flats Road. Turn right onto Softwood Road. Follow beyond the end of Class III section to real estate sign. Property straight ahead/to the right at the end of ROW.

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 Elmore — \$124.93 (2019 Non-Homestead Value). Property IS enrolled in Vermont's tax reduction program (Use Value Appraisal) or commonly referred to as Current Use. The UVA program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses. See 'Current Use' section below.

Current Use: The entirety of the property is enrolled in the Current Use program. Per the forest management plan for the property, sugar maples compose 79% of the stand for the property. Please see the *Forest Management Plan* for the property for reference.

Zoning: Rural-East District.
Access the [Elmore Zoning Bylaws](#) for further information. The Elmore Zoning Officer, Kristen, may also be contacted at krose@elmorevt.org with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 2 Acre **Road Frontage:** 200' **Front Setback:** 25'

Power: Village of Morrisville Water & Light Department — utility pole 6 is located nearby the last residence along Softwood Road. No formal estimate can be provided until service application is submitted and a site visit has been

conducted. For more information, please contact MWL at 802-888-3348.

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.

Right-of-Way: Per deed, there is a 50' wide deeded right-of-way from the end of the Class III, Softwood Road to the property. Per a survey for an adjoining property in which the details of the right-of-way are included, the 50' ROW continues over a small corner of the property, providing access to an adjoining landowner's property. Please see *Supporting Documents & Maps* for the approximate location of the ROW as well as a copy of the deed and survey with ROW details for reference.

Road: Softwood Road — Gravel, Class III town plowed and maintained road becoming a legal, privately maintained right-of-way.

Services: Consolidated Communications offers high-speed internet, Cable TV, and telephone services to the last home on Softwood Road. Service would likely need to be extended 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.*