

# Utility & Property Information

**Address:** 4700 VT 100, Hyde Park, VT 05655.

From Route 100 in Hyde Park, continue on Route 100 toward North Hyde Park. After Fox Hollow Country Store, see real estate sign at home.

**Taxes:** Town of Hyde Park — TBD. Property has been subdivided. Per the Listers Estimate of Taxes for the property, the tax for the remaining acreage is estimated to be \$5,028.82 (2020 Non-Homestead Value). Per Listers Estimate of Taxes, the town appears to tax the acreage of the property to the highway limits right-of-way (2.63 +/- acres); the property will convey with 3.16 +/- acres to include the center line of the road as the surveyed westerly property boundary. The seller will be paying the tax penalty to remove this parcel from the Current Use program, as the adjacent parcel is under contact and will convey withing the program.

**Zoning:** Rural Residential 2 – 2 Acre District.  
Access the [Hyde Park Zoning Regulations](#) for further information. The Hyde Park Zoning Administrator, Ron Rodjenski, may also be contacted at 802-316-6921 or [ron@hydeparkvt.com](mailto:ron@hydeparkvt.com) with any additional questions.

Minimal Dimensional Requirements (per district zoning):

**Lot Area:** 2 Acres      **Road Frontage:** 150'      **Front Setback:** 50'

**Power:** Village of Hyde Park Electric Department — 100-amp service on-site. For more information, please contact Karen with the Village of Hyde Park Electric Department at 802-888-2310 or [karen@hydeparkvt.com](mailto:karen@hydeparkvt.com).

**Septic:** WW-5-7428 — state-approved, existing, on-site wastewater disposal system for 490 gallons of wastewater per day with a future replacement wastewater disposal area identified. Please see *Supporting Documents & Maps* for a copy of the Wastewater & Potable Water permit as well as the stamped plan for review. Per seller, the septic tank was last pumped in 2018 and all pipes from the house to the tank were replaced.

**Water:** WW-5-7428 — state-approved, existing, on-site drilled well water supply system for 490 gallons of water per day. Please see *Supporting Documents &*

*Maps* for a copy of the Wastewater & Potable Water permit as well as the stamped plan for review.

**Heating/Fuel:** Hot water baseboard, oil. Brosseau Fuels. Seller indicates the furnace was cleaned in May 2021 and the oil tank was inspected. The current tenants do not utilize the 2nd level and the heat is turned off upstairs.

**Tenants:** The home is currently rented. Current tenants are on a month-to-month lease and paying \$1000/month and the tenants are paying all utilities. The tenants will need 60-day notice upon termination of lease agreement. They are willing to stay if agreement can be made with Purchaser.

**Basement:** Per seller, water enters the basement in the spring due to the foundation being made of stone. They have installed a sump pump that will convey.

**Farming:** The field to the north of the home is currently being hayed for farming purposes.

**Road:** VT Route 100 — Paved, State plowed and maintained road.

**Services:** Comcast Xfinity offers high speed cable internet, cable TV and phone services. Consolidated Communications offers high-speed internet to the home. VTel offers satellite internet to a nearby home off VT 100. Dish offers TV services to nearby homes along VT Route 100.

***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.*