

Utility & Property Information

Address: 5225 Chateaugay Road, Bridgewater, VT 05034. *For GPS purposes only. 911 address to be assigned.

From Route 4 in Bridgewater nearby the Long Trail Brewing Company, turn onto Bridgewater Center Road. Turn left onto Chateaugay Road. Bear left to stay on Chateaugay Road at Oxbow Road & Booth Road fork. Continue to dirt pull off along road frontage of property for parking (see pictures for reference). 4WD highly recommended.

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.

Acreage: The property has not been formally surveyed. The grand list acreage listed by the town for the property is 450 acres. In compiling details for the timber report for the property, a forester calculated 438.5 GIS acres. Our mapping system indicates the depicted parcel boundaries on the aerial in *Supporting Documents & Maps* consists of 450 acres. All acreage being sold is plus or minus.

Taxes: Town of Bridgewater — \$4,760.97 (2020 Non-Homestead Value). Property is NOT 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. The property is likely eligible to be enrolled in the program.

Zoning: No zoning in Bridgewater. Subdivision/septic per state regulations. Driveway/curbcut permits through road foreman. The town does have several [ordinances](#) that apply.

Timber Report: A timber report was completed for the property in 2013 and updated in 2020. Per the timber report, there is an estimated timber value of \$267,779 on the property. Please see *Supporting Documents & Maps* for a copy of the timber report for the land.

Power: Green Mountain Power — per the GMP distribution designer for the area, the closest utility pole is over 1800’ from the property. No formal estimate can be provided until power service application is submitted and a site visit has been conducted. Power from Green Mountain Power is not likely economically viable unless a residential home is being constructed on the property. Off-grid power, including use of a generator, may pose a more feasible option. For more information about power service through GMP, please contact the GMP Distribution Designer for the area, Caleb Hawley, at 802-234-5120 or caleb.hawley@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.

VAST Trail: The Vermont Association of Snow Travelers (VAST) club maintains and grooms a trail with permission/agreement from the landowner. This agreement may be terminated at any time. Per VAST, all riders must belong to VAST and a local club to ride legally in the state of Vermont. Use of the trails by VAST members is permitted for winter use only. Landowners are protected under Vermont Legislature. For more information, please visit the [VAST Landowners](#) webpage. Please see *Supporting Documents & Maps* for the location of the VAST trail on and around the property.

Abutting Public

Land: The northern boundary of the property abuts the public Les Newell Management Wildlife Area, which features the Appalachian Trail. The Appalachian Trail is accessible just 80’ from the property’s largest parcels’ northern boundary. Please see *Supporting Documents & Maps* for the aerial of the property with the location of the Appalachian Trail indicated.

Road: Chateauguay Road — Gravel, Class III plowed and maintained road becoming an unmaintained, Class IV town road along the more northerly road frontage of the property.

Services: VTel offers high-speed internet, TV & telephone services to homes located along Chateauguay Road before 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.