

Utility & Property Information

- GPS Address:** 990 Daniels Road W, Israsburg, VT. Physically located in Albany and taxes in Albany.
- Directions:** From Center Road, take Daniels Road W. Home on the right. Do not take Daniels Road E. 911 Address is 990 Daniels Road W, Irasburg (physically in Albany), VT. Look for Real Estate Sign at driveway.
- As Is:** Property was recently inherited. Last used regularly in 2017. Current owners have cleaned up the property, removed much of the junk and trash. They worked on the exterior of the home and removed all of the furniture. They confirmed that all systems (Heat, Hot Water, Stove, Plumbing, Well, Septic) were working and lived at the property for about 60 days this spring while doing the maintenance. The home is being sold As Is and is best suited as seasonal residence. There remains some junk in the woods around the home. The truck, trailer and motorcycles will be removed before closing.
- Taxes:** Town of Albany — \$3,456.09 (2025 Non-Homestead Value).
- Zoning:** No Zoning - State rules apply
- Power:** None – Property is wired for 120v and has a small generator. Grid power is approximately 1 mile from property.
- Septic:** No septic design is on file. Property was a residence from approximately 1990 to 2017. Septic system is likely some form of leach field and tank. System being sold As Is and is assumed to be best suited for seasonal use.
- Water:** Drilled well. State well report states drilled on 8/15/92. 175’ deep with a yield of 30 gpm.
- Heat:** Property is heated by Jotul Wood Stove. Hot water is by tankless system running off propane.
- Road:** Daniels Road W. is a town Class IV unmaintained road. Neighbors keep some of the road open in the winter. From our observation there is a sugar operation across the street and the road is kept open to about 2000’ from the home including the length of the driveway.

Services: None – Internet would be best via Starlink.

Grounds: You will see large areas in the front, sides and rear of property that are now dirt. Grass seed has been applied. These areas had junk, scrub and metal on them and were recently cleared and placed in dumpsters.

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