

# Utility & Property Information

**Address:** 1761 VT Route 214, East Montpelier, VT 05667. \*For GPS purposes only. 911 address to be assigned.

From I-89, take exit 8 onto Rte 2 East. Follow Rte 2 E to VT Rte 14 N. Continue on Rte 14 N to Rte 214 on your right. Just beyond house number 1795, turn right onto the properties access road. Park just off of the road and walk down.

**Taxes:** Town of East Montpelier — TBD. This parcel was recently subdivided into three lots, 75+/- Acres raw land, 10.48+/- Acres with home and 1.68 +/- Acres with home. Individual assessments and tax bills have yet to be created. We estimate that the tax on the 75 +/- Acre parcel to be approximately \$5,322 per year.

Property is NOT enrolled in Current Use, Vermont's tax reduction program (Use Value Appraisal).

**Zoning:** Residential & Commercial District.  
Access the [East Montpelier Zoning Regulations](#) for further information. The East Montpelier Zoning Department may also be contacted at 802-223-3313 with any additional questions.

**Subdivision:** Recently subdivided. The State of Vermont will require any deed transfer to contain the following standard state deferral language:

“Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation of or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.”

**Power:** Green Mountain Power — Pad #16 02 is located along the access road on the

property. For more information, please contact Green Mountain Power, at 802-229-7929 and reference tag #93469.

**Septic/**

**Wastewater:** 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. Soil testing has been completed on the property (about halfway down the existing access road) that shows feasibility to support a residence. Please see *Supporting Documents & Maps* for a copy of the letter detailing the results of the soil testing.

**Water:** This property will require its own drilled well.

There is an existing private community well on the land that feeds a number of nearby properties. This well is at capacity and no further connections are allowed. The water farm spigot at the bottom of the access road cannot be used and should be considered abandoned. An easement will convey to allow the users of the well to repair and maintain the line, and there will be no financial responsibility for this property. Please see WW-5-9367 for approximate location of water line.

**Utility Easement:** Per the recorded easement, the property conveys subject to a utility easement with Green Mountain Power Corp and New England Telephone and Telegraph “to lay, construct, reconstruct, operate, repair, maintain, replace, patrol and remove overhead and/or underground cables, lines, conduits, poles, guys, anchors, fixtures and appurtenances, for the transmission of high and low voltage electric current and for telephone use, under, upon or across a strip of the Grantor’s land.” We believe this is for the existing power line to the property and to the previously subdivided homes.

New England Telephone and Telegraph Company’s operations is now owned by Consolidated Communications.

**Quonset Hut:** The metal structure on the property will convey with the land. The condition of said Quonset Hut structure is unknown.

**Bunker:** There is an underground bunker on the property. The condition of said bunker is unknown. Per seller, the bunker was previously used as a root cellar.

**Additional Items:** There are a number of personal items throughout the property, including inside the Quonset Hut. These items will remain and become the property of the new owners. Items include but may not be limited to:

Box Truck, Farm Tractor, old furniture, house 275 Gal fuel tank (believe washed here in flood), metal siding/roofing, john boat, several other boats several tires, power boat, lumber, personal items, railroad ties, several trailers, concrete blocks, burned dump truck w/plow, firewood conveyer and wood splitter, old fuel and oil containers for the wood splitter.

**Gravel Pit:** Previous owner used the gavel pit for business purposes, this is no longer allowed per zoning and such pit is for personal use only.

**Road:** VT Route 214 — Paved, State plowed and maintained road.

**Services:** Consolidated Communications and offer high-speed internet, Cable TV, and telephone in the area.

**Flood Plain:** Some of this property is located in Flood Plain, River Corridors and some in Wetlands. There is a culvert on the lower road that needs repair. There is approximately 8023' of frontage along the Kingsbury Branch of the Winooski River as well as some inner tributaries. Please see Vermont Mandatory Flood Disclosure along with the attached Vermont ANR Map. Buyers and their agents must perform their own research.

**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.*