

Utility & Property Information

- GPS Address:** 140 Hemlock Hill, Cambridge, VT 05464. This address has been created for GPS purposes only and a 911 address will be issued by the town when developed. GPS may only direct you to the base of Hemlock Hill.
- Directions:** From the Jeffersonville Roundabout, follow VT-108 north, then right onto VT-109, turn left onto Hemlock Hill. Property will be on the right, see real estate sign at driveway and walk down to home site. Please do not block the road.
- Taxes:** Town of Cambridge — \$1,773.25 (2026 Non-Homestead Value). Property is currently taxed as part of a larger parcel. Taxes have been estimated using town data.
- Zoning:** No Zoning in Cambridge. Subdivision is overseen by the Development Review Board.
- Power:** Vermont Electric Coop
- Vermont Electric Co-op serves the area and underground power stretches along Hemlock Hill. There is power box on the adjacent property just north of the driveway of this parcel. Box # P2435. For more information, please contact VEC at 802-635-2331.
- Water:** Property is approved for the installation of a drilled well through the state approved wastewater permit. See below.
- Septic:** State approved wastewater permit: WW-5-2961-4
Property is approved for one 3-bedroom single family residence. The leach field will be located on the adjacent property to the north. This area has been marked with a wooden stake with green flagging.
- Driveway:** Driveway has been mowed down to the proposed homesite where views of Mount Mansfield can be found.
- VAST Trail:** The [Vermont Association of Snow Travelers \(VAST\)](#) trail system is accessible by a nearby crossing of VT-109 north of the property. 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.

Road: Hemlock Hill — Gravel, private road. Road maintenance agreement being researched.

Services: Mansfield Fiber offers high speed fiber internet to VT-109. Consolidated Communications offers internet and phone service in the area.

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. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*