

Utility & Property Information

Address: 1657 VT Route 214, East Montpelier, VT 05667. Address may display as Plainfield, VT in Google Maps.

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. Home sites far back from the road. See Real Estate sign.

Important Note: This property is held in an Estate and little information is available on the property. There is no Sellers Property Information Report. All information is provided as a courtesy and cannot be relied on. Purchasers are responsible for their own investigations. Property being sold “As Is”.

Taxes: Town of East Montpelier — \$4,353.70. This parcel was recently subdivided into three lots, 75+/- acres raw land, 10.48+/- acres with home and 1.68 +/- acres with this home. The town assessors have made this estimate for the 24/25 taxes, due to the fact that all three subdivided lots are currently billed together.

Zoning: Zone C - 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.

Power: Green Mountain Power — This property has been vacant for some time and previously was rented. No estimated amount can be provided by the Estate.

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

Heating: Forced Hot Air furnace with 275-Gal fuel oil tank. Electric Hot Water heater for domestic water. Fuel provided by Packard Fuels.

Septic: Please refer to Permit WW-5-9367. From the drawings it appears to be a mound system behind the house with a 1000-gal concrete tank and separate pump station. During subdivision a Designated Replacement Area for a mound system was located. The seller pumped and inspected the tank in December, 20024. Reported in attachments.

Water: Per the state WW permit, this property is required to be removed from the current shared well system located on the adjoining 75-acre lot. Vermont Well and Pump completed a drilled well in January of 2025. A bacteria water test performed on 2/6/25 passed as Acceptable for consumption and is attached to the listing. 360' deep, 4 GPM Yield, Tag #67774.

Easements: There is likely a standard power easement for service to the house and/or for poles along the road.

There will be an easement for access and maintenance to both the existing Well Pump House and Water Line that runs through the property per the WW permit drawings. This is from the old shared well. This property will have no financial responsibility for this.

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.