

# Utility & Property Information

- GPS Address:** 211 Poker Hill Rd, Underhill, VT 05489.
- Directions:** From VT-15, turn onto Poker Hill Rd and travel for 2.0+/- miles, property will be on the left, see real estate sign and 211 mailbox.
- Taxes:** Town of Underhill — \$10,145.80 (2025-26 Homestead Value). The property is NOT enrolled in Vermont’s tax reduction program, Use Value Appraisal, 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.
- Zoning:** Rural Residential & Soil and Water Conservation  
Access the [Underhill Zoning Regulations](#) for further information. The Underhill Zoning Department may also be contacted at 802-899-4434 x6 with any additional questions.
- Power:** Home is off-grid and powered by solar and backup generator.  
  
Vermont Electric Coop power poles run along Poker Hill Rd— utility pole #46 is located across the start of the driveway on Poker Hill Rd.
- Septic:** Home is serviced by an on-site, 4-bedroom (Town Approved) private wastewater system. 1,000-gallon tank. Seller indicates that both primary and secondary leach fields have been installed. A valve in the distribution box allows for switching the use of leach fields. Home currently has 3 bedrooms.
- Water:** Home is serviced by an on-site, private drilled well. Well tag #35266. See well report.
- Fuel:** Approximately 100 gallons of propane are used per year. Seller has been using OnSite Propane in Cambridge.
- Heating & Hot Water:** Radiant heating on ground level and woodstove.
- Cold water flows through floor before entering hot water heater to prewarm it.

- Tagaki tankless water heater 199,000btu
- Hot water preheat storage tank with two coils. Designed to have solar and wood heat input to preheat the water before the tankless water heater. Not installed, valves in hot water inlet piping installed for the addition of the tank.
- Radiant tubing in slab heated from tankless water heater. Thermostat installed in a sleeve in the slab. 3 more zones in the radiant heat system are available for expansion. Originally planned for battery room expansion and upstairs heat.
- Woodstove used to assist with heating needs.

### **Solar/Electrical/**

#### **Generators:**

Solar setup details provided by seller:

- 2 - Outback FX2524 Inverters. 24 volt DC, 120 volt 2500 watt continuous, 6000 watt surge each. Configured to Master/Slave to provide 240 volts to main panel.
- 1 - Outback Transformer to balance the main panel and allow one inverter to shut down on lite load.
- 1 - Outback Charge controller with 9 Evergreen 180 Watt solar panels. Provide up to 1700 watts @ 28 volts DC Charging to batteries.
- 1 - Outback Charge Controller (not installed) with 8 Shott 290 watt solar panels. Provide up to 2300 watts @ 28 volt DC charging to batteries. Purchased as expansion for new batteries.
- 1 - Outback Mate controller for system
- 6 - EG4 Server Rack LiOn battery modules. 30KW total @ 26 volts DC nominal
- 1 - 24 volt to 12 volt DC converter and 12 volt sub panel. Provisions to do DC voltage anywhere in the house. Planned for DC lighting as redundancy in case of inverter issues. (No inverter issues experienced)
- 2 - 30 amp chargers wired to a gasoline Generator. Backup charging to the main generator.
- 1 - Kohler 12RES, 12KW generator wired for auto and manual start from Outback Controls.
- Conduit in slab to every corner of downstairs from the electrical room for easy customization of power requirements. Conduit to each upstairs room from the electrical room for easy customization of power requirements.

**Survey:** A formal survey is on file and can be found with *Supporting Documents & Maps*.

**Personal Property:** The old bulldozer and the large Conex Box at the property entrance to stay.

**Trails:** There are several trails throughout the acreage. Some have been GPS mapped by the agency.

**Road:** Poker Hill Rd — Year-round, town plowed and maintained road.

**Services:** Owner currently uses Starlink for internet. Xfinity does offer high speed internet, phone and cable TV 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.*