

Utility & Property Information

- GPS Address:** 22 Lemery Rd, Braintree, VT 05060.
- Directions:** Traveling on VT-12A, turn onto Lemery Rd, property will be on the right, see real estate sign. Immediate right turn onto grass driveway.
- Taxes:** Town of Braintree — \$4808.66 (2024-2025 Non-Homestead Value).
- Zoning:** Rural 1
Access the [Braintree Zoning Regulations](#) for further information. The Braintree Zoning Department may also be contacted at 802-728-9787 with any additional questions.
- Power:** Green Mountain Power.
- Water:** Drilled well. Well tag number 45571. This tag# could not be found in the well database and we are waiting to see if the sellers have any additional information. See attachments for water test result.
- Septic:** Private wastewater system, 1,000-gallon concrete tank. See invoice for July 26 pumping and outlet pipe and filter repair. Sellers have always used this property as a second/vacation home and not as a residence.
- Fuel:** Gillespie — propane.
- Heating:** Baseboard, hot water. There is a section of baseboard heat in the basement.
- Radon:** Result pending receipt of test report.
- Acreage:** The town recognizes the parcel to be 4.5+/- acres. The deed references 3.5+/- acres. The VT ANR data bases shows approximately 4.5 acres. The one-acre difference may be the amount of acreage on the far side of the river. We do not have a legal opinion on this.
- River:** The Third Branch of the White River travels through the eastern portion of the property. There is a trail near the southern boundary line down to this area.

Wetlands: The State of VT Agency of Natural Resources mapping system online, indicates there are Class 2 Wetlands on the property. We have provided this map within the Supporting Documents & Maps attachment to the listing.

Flood Disclosure: There is no FEMA map available. In the VT ANR database, there is a Flood Hazard Areas Non-Official map that shows some of the property may be in Flood Plain, but that area does not include the structures. It then refers you to FEMA for official maps which do not exist.

VAST Trail: The Vermont Association of Snow Travelers (VAST) club maintains and grooms a trail with permission/agreement from the landowner. This agreement may be terminated at any time. 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. Landowners are protected under Vermont Legislature. For more information, please visit the [VAST Landowners](#) webpage.

Road: Lemery Rd — Gravel, town plowed and maintained road.

Services: Consolidated Communications offers high-speed internet, TV & telephone services to the home.

Train: Per an AI search the train runs approximately 2 times per day with freight trains 3 – 4 times per week.

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.*