

Utility & Property Information

- GPS Address:** 2309 Sherman Hollow Rd, Huntington, VT 05462. This is a formal address issued by the town and GPS will lead to the gated roughed-in driveway.
- Directions:** From Main Rd in Huntington, turn onto Sherman Hollow Rd, travel approx. 2.3 miles, property on your left, see real estate sign.
- Taxes:** Town of Huntington — \$3,933.04 (2025 Non-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. Due to its acreage size, this property is a candidate for enrollment.
- Zoning:** Rural Residential
Access the [Huntington Zoning Regulations](#) for further information. The Huntington Zoning Department may also be contacted at 802-434-3557 with any additional questions.
- Power:** Vermont Electric Coop — Power lines pass through the property, over the roughed-in driveway approx. 145 ft from Sherman Hollow Rd. There is a utility pole near the driveway. Pole number is coming soon. Underground conduit for both power and internet has been installed up driveway to the proposed home-site area.
- Septic/Water:** Property conveys featuring wastewater permit WW-4-4628. “This project, consisting of the construction of a four-bedroom single family residence with a detached two-bedroom accessory apartment with shared onsite drilled well water supply and performance-based mound wastewater system...” Permit, design, and plan can be found with the *Supporting Documents & Maps* file.
- Wetland Permit:** Property conveys with an approved State Wetlands Permit (File # 2020-682 and DEC ID # EJ21-0035). This approval is for the “construction of a residential drive with proposed impacts to 816 sq ft of wetland and 1,190 sq ft of buffer zone.”
- Driveway:** The driveway has been roughed in with underlayment and gravel. Some areas have been affected by drainage run-off.

Acreage: To the seller's knowledge, the property has not been surveyed. The acreage as marketed and being sold is per the town's calculated acreage of the subject parcel on the tax map. Please see the town tax map included in *Supporting Documents & Maps* for reference.

Flagging: Road frontages have been marked with orange flagging.

Class II

Wetlands: There are Class 2 wetlands along the road frontage of the property. Please see the Agency of Natural Resources map included in *Supporting Documents & Maps* with the wetland area indicated for reference.

Trails: Property borders the Sleepy Hollow Inn property which is home to 35 km of cross-country skiing and mountain biking trails. More information can be found here: <https://skisleepyhollow.com/>

Road: Sherman Hollow Rd – year-round, town maintained and plowed, gravel road.

Services: Waitsfield and Champlain Valley Telecom offer DSL internet, phone, and TV service in the area. According to the W&CVT website, Sherman Hollow Rd is within the 2025 construction installation of fiber internet.

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.*