

# Utility & Property Information

**GPS Address:** 3745 VT-100, Warren, VT 05674. \*For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.

**Directions:** Property is approx. 3.1 miles south of the Sugarbush Access Rd in Warren, property will be on your left, see real estate sign. It may be easiest to park at Warren Falls and walk over for access.

**Taxes:** Town of Warren — \$136.20 (2024 Non-Homestead Value). The property is 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.

Any offer should include the following Current Use clause:

To the best of the Seller's knowledge, some or all of the Property is enrolled in the "Current Use" program, 32 V.S.A Chap 124. Buyer(s) agree to re-enroll such portions of the Property after closing or to be solely responsible for paying any Land Use Change tax imposed by 32 V.S.A. Sec. 3757.

**Zoning:** Rural Residential  
Access the [Warren Zoning Regulations](#) for further information. The Warren Zoning Department may also be contacted at 802-496-2709x1 with any additional questions.

**Power:** Green Mountain Power — utility pole #11/50 is located along the road frontage. No formal estimate can be provided until a power service application is submitted and a site visit has been conducted. For more information, please contact the GMP new service line at 888-835-4672.

**Septic/Water:** There is no formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit. Drilled artesian wells are typical for the area.

Soil tests were completed in 2005 (done by the previous owner) and the

associated letter is within the Supporting Documents and Maps file. The letter indicates that “two areas were identified as suitable for in-ground leach fields that could be large enough to support more than one dwelling.” Orange flagging on the property shows the locations of tests pits, we are not sure if all markings still exist, but several have been found, they are indicated by “SB-#”, 10 in total.

It’s likely that the state of Vermont would require a new soil test to be completed for the prospects of receiving a wastewater permit and design for a septic system.

**Warren Falls/**

**GMNF:** The Warren Falls Observation Site within the Green Mountain National Forest is directly across Route 100. This is one of the most popular swimming holes in Vermont. The parking area is just south of the road frontage across Route 100.

**Acreage:** The property has been surveyed, and a copy is within the Supporting Maps and Documents file. The deed references the surveyed acreage of 43.2+/- acres, as does the town in their assessing documents. The survey appears to display additional Right of Way area around the road frontage. We believe from site evidence this is to include culvert areas for repair and/or maintenance.

**Flagging:** The approximate boundaries of the property have been flagged with orange tape for reference only. These are not official boundary markers.

**Curb Cut:** The Vermont Agency of Transportation had conducted a site visit and has determined that the spot that would be approved for a residential curb cut, due to sight lines, would be approx. 385 feet north of the current access.

**Road:** Route 100 — Paved, State Route - plowed and maintained road.

**Services:** Waitsfield and Champlain Valley Telecom offers high speed fiber interest, TV, and phone in the area.

**Survey Note:** “This property is subject to spring and flowage in favor of land now or formerly of Monte R. Shaw, as described in a deed of Christopher Moore to A.C. Greenslet dated February 21, 1884, Book 13, Page 158.”

**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.*