

# Utility & Property Information

**GPS Address:** 6 Cypress Ln, Essex, VT 05452

**Directions:** 6 Cypress Ln, Essex, VT: From Sand Hill Road in Essex Town, take Tanglewood Dr. Then take your second right on to Woodlawn Dr. Woodlawn becomes Cypress Ln as it curves sharply to the right. When you reach the cul-de-sac, the driveway is on your left, white stone, see Real Estate arrow sign.

**Taxes:** Town of Essex — \$6,755.84 (2024 Homestead Value).

**Zoning:** R-2: Medium Density Residential  
Access the [Essex Zoning Regulations](#) for further information. The Essex Zoning Department may also be contacted at 802-684-3352 with any additional questions.

**Power:** Green Mountain Power. \$996. Annual usage 2024.

**Water:** Municipal water. \$198.95. Annual usage 2024.

**Septic:** Private septic system.

**Fuel:** Vermont Gas – natural gas. 2024 - \$161/average per month.

**Heating:** Baseboard hot water.

**Road:** Town maintained and plowed road.

**Services:** Xfinity offers high speed cable internet, cable TV, and telephone to the home.

**Updates (as described by Seller):**

- All three upstairs bedrooms, the downstairs bedroom, both hallways, and the fireplace living room have oak hardwood floors underneath the carpet.
- In 2009, all windows were replaced by Window World (warranty is transferable to next owner), except for kitchen and screen-in porch.
- Cedar shake exterior

- 2022 – Natural gas furnace installed, has been professionally cleaned/serviced yearly, most recently in June 2025.
- Underground perimeter drainage with pipe day-lights in front yard, installed by Don Weston Excavating.
- New roofing shingles with ice and water shield over the bathroom installed in 2025. Painted outdoor soffit roof edge.
- Septic system, pumped and serviced in 2020.
- New refrigerator and dish washer in 2021.
- Complete downstairs bathroom renovation in 2025.
- Painted back entry/laundry room in 2025.
- Back porch interior paneling replaced in 2025.

**Area Highlights (from Seller):**

- 0.71+/- acre parcel
- Located in a neighborhood with five neighboring houses on a quiet street with no through-road
- Walking distance to inner neighborhood school bus stops, Essex Middle School, and Sand Hill Park/Pool.
- Close to Essex Town Forest – look for deer, owls, and rabbits.

**Disclaimer:**

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