

Utility & Property Information

- GPS Address:** 625 French Settlement Rd, Lincoln, VT 05443. *For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.
- Directions:** From East River Rd or Lincoln Gap Rd, turn south onto S Lincoln Rd, turn left onto French Settlement Rd, property will be on the left, see real estate sign, it's positioned approx. in the middle of the road frontage.
- Taxes:** Town of Lincoln — \$1,753.04 (2025 Non-Homestead Value).
- Zoning:** Transitional District.
Access the [Lincoln Zoning Regulations](#) for further information. The Lincoln Zoning Department may also be contacted at 802-453-4503 with any additional questions.
- Power:** Green Mountain Power — utility pole #79/12-01 is located near the eastern 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:** EC-9-0876 — Approved wastewater system permit for the proposed construction of a new three-bedroom, single family residence, serviced by on-site mound wastewater disposal system. Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design.
- Water:** EC-9-0876 — Approved potable water supply permit for the proposed construction of a new three-bedroom, single family residence, serviced by on-site water supply using a drilled well. Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design.
- Cow Brook:** Cow Brook travels through the northwestern corner of the property for approx. 270 ft. A path has been marked with yellow flagging from approx. middle of the road frontage down to the brook.
- Acreage:** Property has been formally surveyed, please see the *Supporting Documents &*

Maps for all maps.

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

Road: French Settlement Rd — Gravel, Class III state plowed and maintained road.

Services: Waitsfield and Champlain Valley Telecom offer high-speed DSL internet, TV service & telephone services to homes in the area. They indicate that Fiber internet is planned for the future.

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.*