

Utility & Property Information

GPS Address: 765 Camp Rd, Hubbardton, VT 05733. *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 VT-30, turn onto Camp Rd. Property will be on your left. See real estate sign. Duboff Ln intersects Camp Rd across from property frontage.

Taxes: Town of Hubbardton — \$1,445.96 (2025 Non-Homestead Value).

Zoning: Rural Residential – Zone B (10 Acres).
Access the [Hubbardton Zoning Regulations](#) for further information. The Hubbardton Zoning Administrator may also be contacted at 802-273-2841 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 10 Acres **Road Frontage:** 100' **Front Setback:** 40'

Power: Green Mountain Power — utility pole #18 is located on the property, utility poles run east to west through the property about 1/3 into the parcel from the road. 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: There is no formal septic system, 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. **Soils tests have been conducted and are with the Supporting Documents & Maps.** Tests indicate that soil is suitable for mounds system to support a single-family residence.

Water: A drilled well is typical for the area.

Services: OTT Communications offers high-speed internet, TV & telephone services to year-round homes and seasonal camps located along Camp Road. GoNetspeed is expected to offer fiber internet to the area, if not already installed. Contact GoNetspeed for further details.

Survey: A 1990 survey/site plan is within the Supporting Documents & Maps.

Water Access: Parcel has frontage on a small pond on the southern boundary. This is shared with other bordering landowners.

Also, this property benefits from deeded access to Lake Hortonia, which is accessed via Green Mountain Village Rd, Wanee Rd, and a small section of trail. This is shared private access for recreational purposes. See deed for specific language.

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

Lake Association: Lake Hortonia Property Owners Association (LHPOA) is a non-profit organization dedicated to the preservation and responsible enjoyment of Lake Hortonia (lakehortonia.org).

Road: Camp Road — Gravel, Class III town plowed and maintained road from the intersection of Route 30 to the intersection with Doten Road, at which point the road becomes private and the town maintenance of the road stops (this is well past the property).

Restrictions: No mobile homes per deed.

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.*