

Utility & Property Information

- GPS Address:** 43 Tanglewood Dr, Essex, VT 05452. This is a town issued, formal 911 address.
- Directions:** From Sand Hill Rd, turn onto Tanglewood Dr. Travel roughly 0.6 miles, property will be on the left, see real estate sign.
- Taxes:** Town of Essex — \$2,811.86 (2025 Non-Homestead Value).
- Zoning:** R2- Medium Density Residential.
Access the [Essex Zoning Regulations](#) for further information. The Essex Zoning Department may also be contacted at 802-878-1343 with any additional questions.
- Power:** Green Mountain Power — Underground power pad: PAD 8 (B-1245) is located across the road. Please contact the GMP new service line at 888-835-4672 for inquiries.
- Water:** Municipal water service is located on the street. Connection to the water system is by an owner's private contractors at the owners' expense with approval by the town. Water connection fee for residential connections is \$2180. See attached application.
- Septic:** Municipal waste water service is located on the street. Connection to the waste water system is by an owner's private contractors at the owners' expense with approval by the town. Water connection fee for residential connections is \$3120. See attached application.
- Heating Fuel:** Vermont Gas — natural gas services located on the street. For connection details please contact Vermont Gas at <https://vgsvt.com/service/customer/>
- Recreation:** A major trail network through the woodlands and municipal fields and parks can be accessed just west of the property. These trails connect several parks and recreation areas owned by the Town. Mathieu Town Forest and Sand Hill Park to the north and Foster Rd Park and Founders Memorial School fields and Essex Middle School Fields are to the south of the property. Popular mountain biking at nearby Saxon Hill.

Flagging/Pins: All corner pins have been found and marked with red flagging.

Road: Tanglewood Drive is a year-round, paved, town maintained and plowed road. We have included a driveway curb cut application in the attachments.

Services: Xfinity offers high speed cable internet, cable TV, and phone service in the neighborhood. Underground utility boxes are located across the road frontage.

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.*