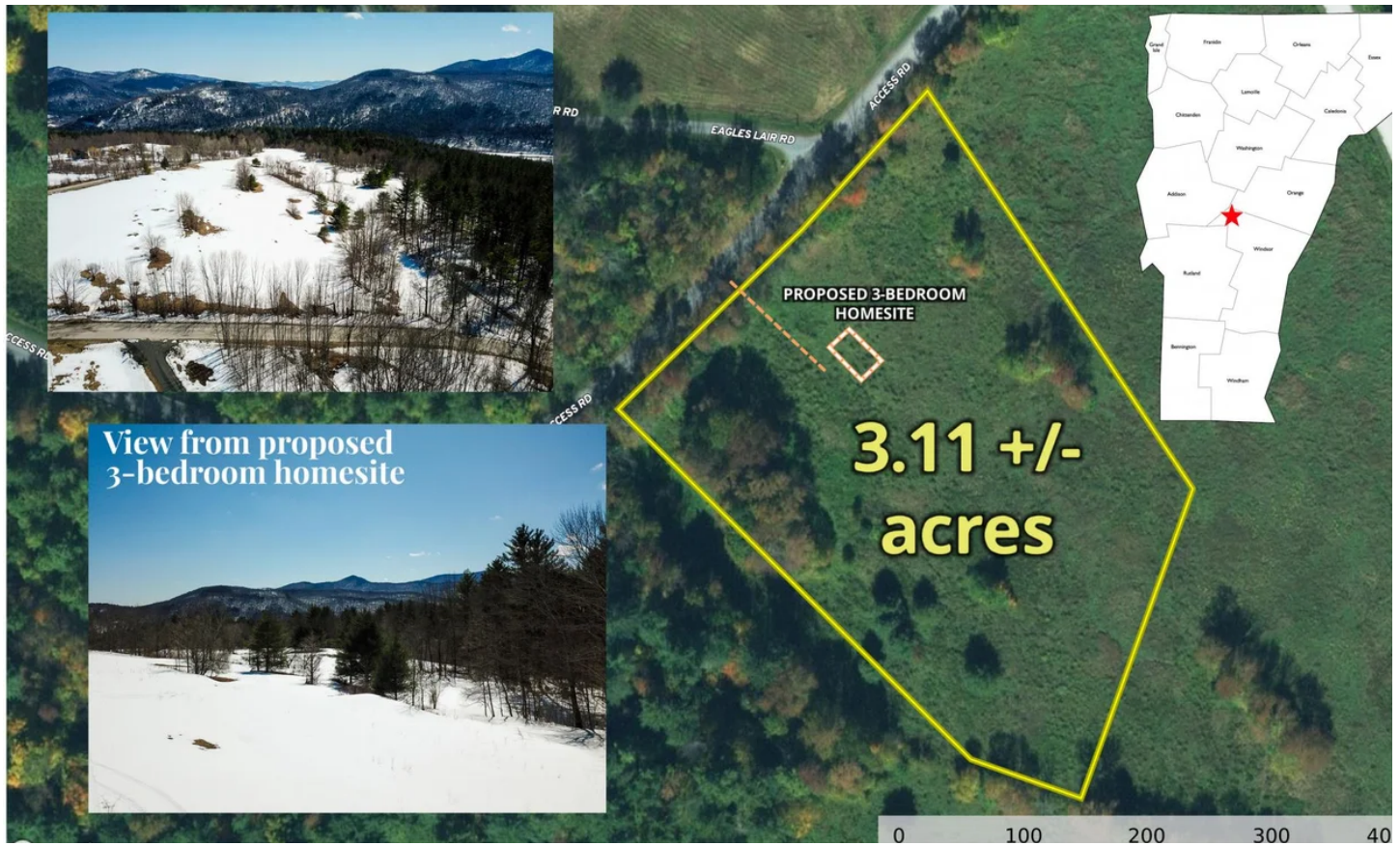


366 Access Road - Rochester
366 Access Road
Rochester, VT 05767

\$64,000
3.110± Acres
Windsor County



PREFERRED
PROPERTIES

366 Access Road - Rochester
Rochester, VT / Windsor County

SUMMARY

Address

366 Access Road

City, State Zip

Rochester, VT 05767

County

Windsor County

Type

Residential Property, Lot, Undeveloped Land

Latitude / Longitude

43.861807 / -72.836934

Taxes (Annually)

1344

Acreage

3.110

Price

\$64,000

Property Website

<https://www.landleader.com/property/366-access-road-rochester-windsor-vermont/38784>



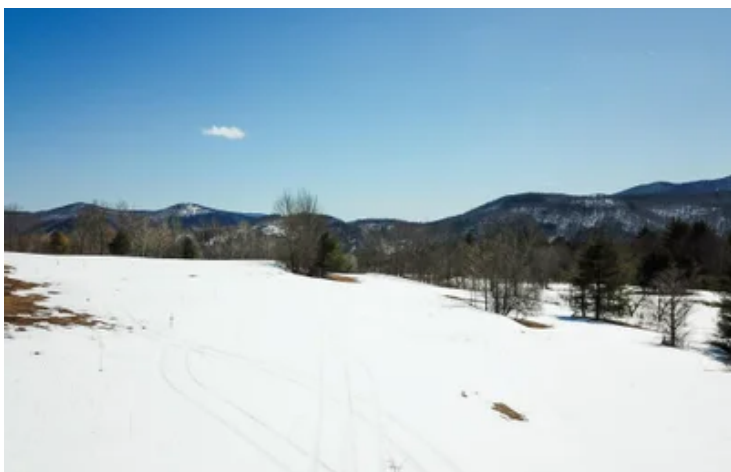
**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

Come imagine your dream country home with gorgeous views of the Green Mountains set on 3.11 +/- acres in Rochester, VT! Setback from paved, town plowed and maintained road, the property conveys with a state-issued wastewater permit for a proposed 3-bedroom home that could offer 270-degree views of the surrounding mountains. Located in the heart of winter & summer recreation with easy access to swimming, rivers, golf, mountain biking, snowmobiling & major ski resorts - what is not to love! The property is just a half mile away from conserved, GMNF land that features walking and cross-country skiing trails for your year-round recreational enjoyment. Killington & Okemo Ski Resorts are to the south with Sugarbush & Mad River Glen to the north. The property consists of a mostly open field/pasture allowing beautiful views in almost every direction. The property is part of a 4-lot subdivision and conveys subject to protective covenants that ensure a cohesive and well-maintained development. Underground power is located on a nearby property; overhead power is located along Access Road's intersection with Austin Hill Road. EC Fiber internet is available to existing homes off Access Road and makes this an ideal, future work-from-home location. 45 minutes to Middlebury and an hour to White River Junction. One additional lot consisting of 5.43 +/- acres that adjoins this property is also available. Come experience what it's like to be in the heart of Vermont!



**PREFERRED
PROPERTIES**



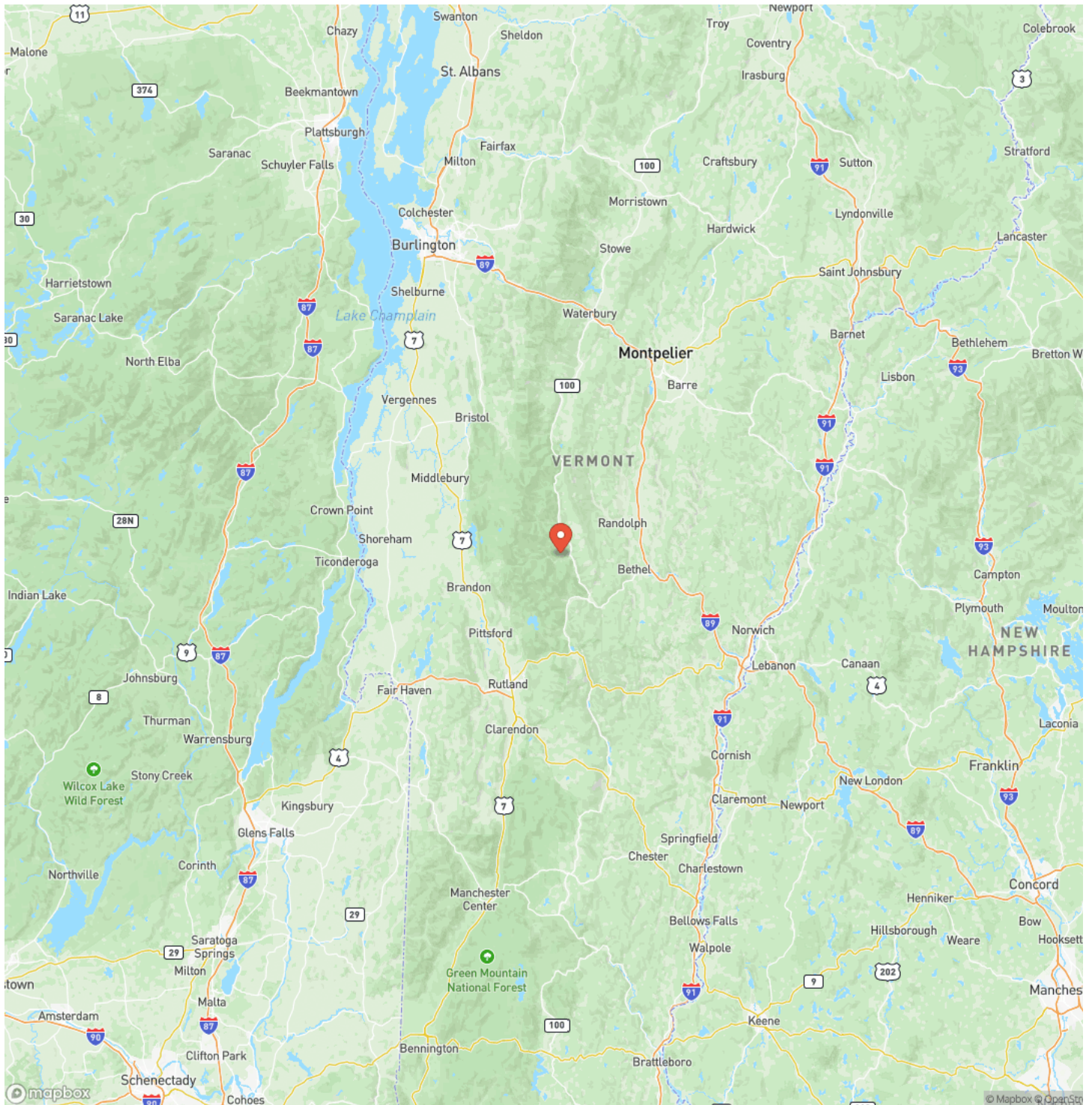
PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Locator Map



PREFERRED PROPERTIES

MORE INFO ONLINE:

preferredpropertiesvt.com/

Satellite Map



PREFERRED
PROPERTIES

366 Access Road - Rochester
Rochester, VT / Windsor County

LISTING REPRESENTATIVE

For more information contact:



Representative

Curtis Trousdale

Mobile

(802) 233-5589

Email

curtis@preferredpropertiesvt.com

Address

149 Knight Lane

City / State / Zip

Williston, VT 05495

NOTES



PREFERRED PROPERTIES

MORE INFO ONLINE:

preferredpropertiesvt.com/

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



**PREFERRED
PROPERTIES**

Preferred Properties
149 Knight Lane
Williston, VT 05495
(800) 557-8186
preferredpropertiesvt.com/



**PREFERRED
PROPERTIES**