

185 Rugg Road - Fairfield
185 Rugg Road
Fairfield, VT 05455

\$80,000
1.340± Acres
Franklin County



PREFERRED
PROPERTIES

185 Rugg Road - Fairfield
Fairfield, VT / Franklin County

SUMMARY

Address

185 Rugg Road

City, State Zip

Fairfield, VT 05455

County

Franklin County

Type

Residential Property

Latitude / Longitude

44.785098 / -73.038971

Acreage

1.340

Price

\$80,000

Property Website

<https://www.landleader.com/property/185-rugg-road-fairfield-franklin-vermont/39435>



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PROPERTY DESCRIPTION

Just five minutes away from downtown St. Albans & I-89, come imagine your dream 3-bedroom country home on this beautiful 1.34 +/- a building lot in Fairfield, VT! The property conveys with a state-issued wastewater permit for a proposed homesite setback from a shared driveway off the gravel, town plowed and maintained, Rugg Road. Currently being hayed by a neighbor, the property consists of an open, mostly level field with views of a large pasture to the east & the tail-end of a small farm to the west. You'll enjoy excellent proximity to not only town amenities & employment opportunities, but also recreation too with the 100 Acre Woods hiking trail, St. Albans Reservoir, and Fairfield Swamp Wildlife Management Area all just minutes away. A charming wood fence runs along a portion of the boundary adding to the already beautiful Vermont country aesthetic of the property. There is a utility pole located on the seller's adjoining property just feet away from the property boundary, and an easement will convey to allow utilities to be extended to the homesite from that pole. Part of a two-lot subdivision, the property conveys subject to and with the benefit of a 50' wide, shared right-of-way for the driveway access off Rugg Road. Consolidated offers high-speed internet, Cable TV & telephone services to nearby homes, and their affiliate, Fidium, is actively expanding its fiber optic services to the area. Just 12 minutes to recreation on Lake Champlain & 30 minutes to Burlington!



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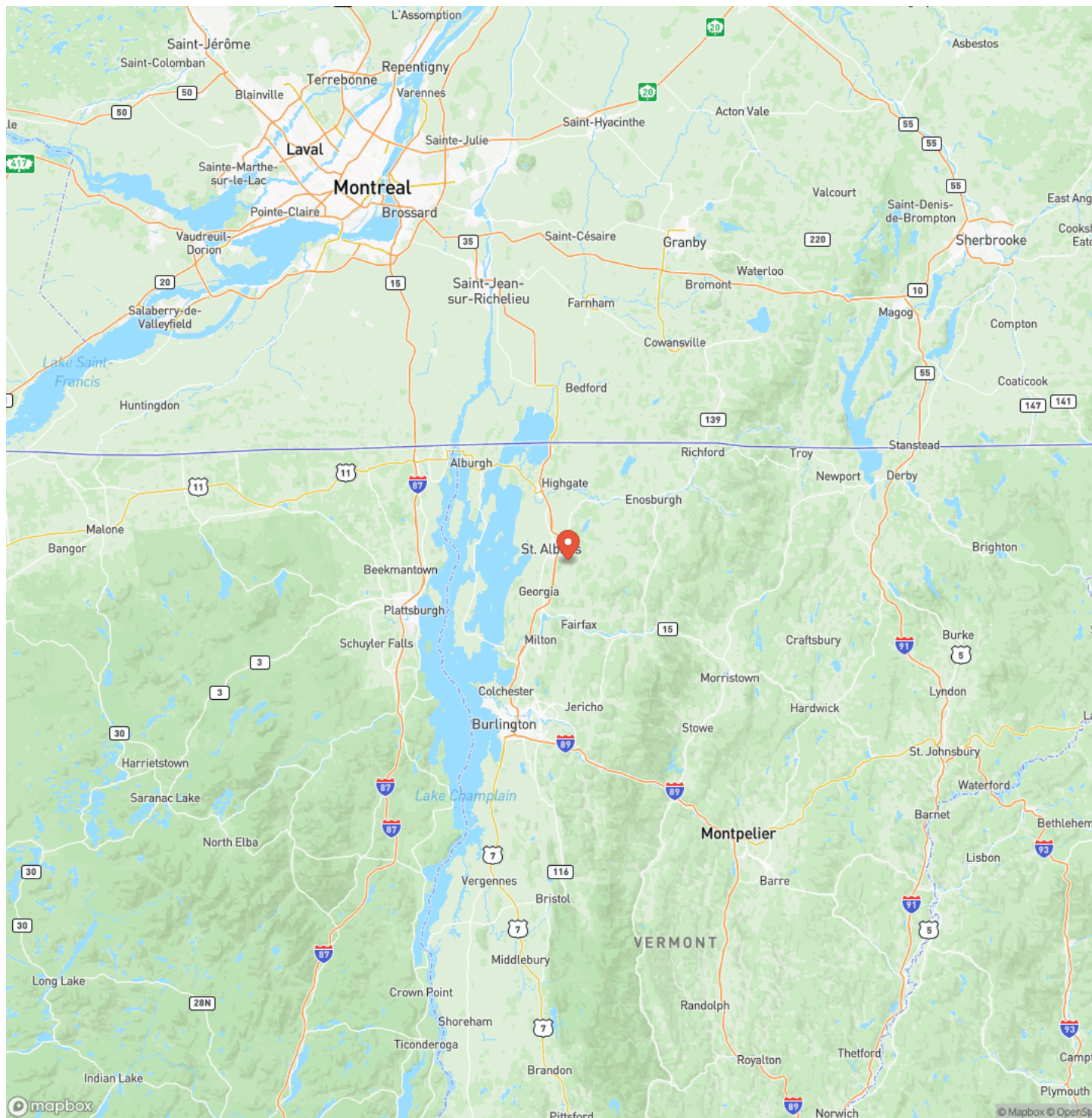
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Locator Map



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Locator Map



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Satellite Map



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Fairfield, VT / Franklin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Curtis Trousdale

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Address

149 Knight Lane

City / State / Zip

Williston, VT 05495

NOTES



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MORE INFO ONLINE:

preferredpropertiesvt.com/

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DISCLAIMERS

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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.



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