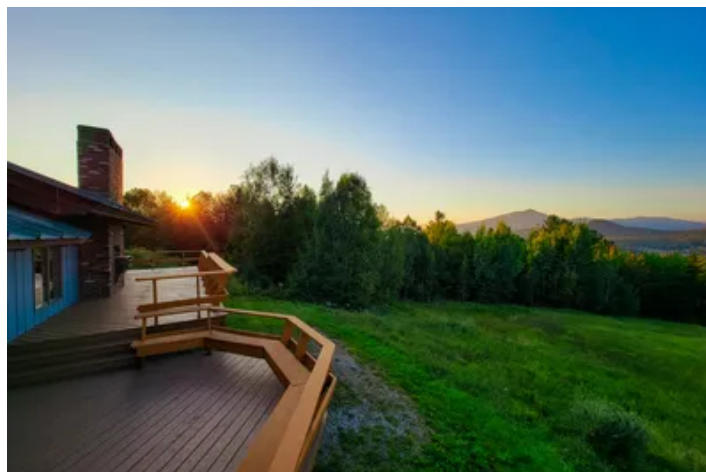


1062 East Hill Road - Eden
1062 East Hill Road
Eden, VT 05653

\$625,000
27± Acres
Lamoille County



PREFERRED
PROPERTIES

1062 East Hill Road - Eden
Eden, VT / Lamoille County

SUMMARY

Address

1062 East Hill Road

City, State Zip

Eden, VT 05653

County

Lamoille County

Type

Residential Property

Latitude / Longitude

44.707096 / -72.50892

Dwelling Square Feet

4080

Bedrooms / Bathrooms

5 / 5

Acreage

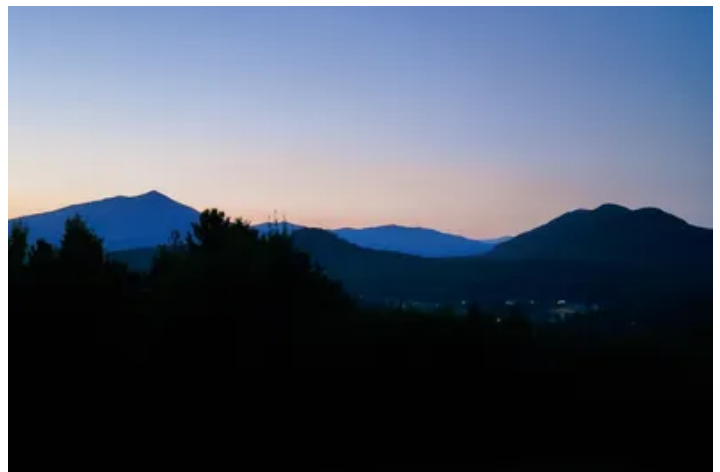
27

Price

\$625,000

Property Website

<https://www.landleader.com/property/1062-east-hill-road-eden-lamoille-vermont/42799>



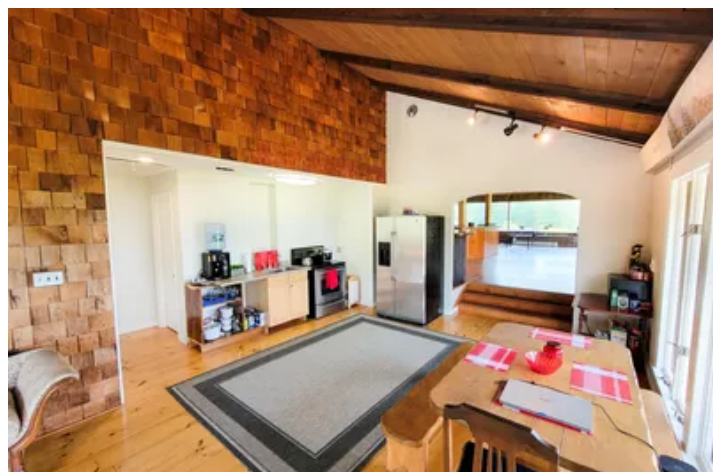
**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

Enjoy unparalleled mountain & lake views from this well-loved home set on 27 +/- acres in Eden, VT! From virtually any room or the sprawling deck, one can relax & gaze at the natural beauty of Lake Eden, Belvidere Mountain, Tillotson Peak, Haystack Mountain, and even Jay Peak & Big Jay in the distance! With deeded, privately shared access to Lake Eden just 0.6 miles away, swimming, boating & fishing are sure to beckon all summer long. The rich history of this 5-bedroom, 5-bathroom home has been thoughtfully preserved with décor from its previous life as a restaurant found in the oversized great room, currently set up as a game room with a wet bar. Sliding glass doors & large picture windows throughout provide lots of natural light & ensure you won't miss those stunning views. A manmade, spring fed pond offers a great place to relax and enjoy scenes of wildlife being drawn in for a drink from the great room or the decks. Many updates throughout, including paint, windows, bathrooms & cedar closets. On-site recreation includes sledding or skiing on the sloping front pasture which was once a rope-tow, and the old parking lot offers an excellent location for soccer, volleyball or perhaps a pickleball court! The property is not enrolled in the state's tax reduction program, Current Use, but may be eligible. Excellent proximity to year-round recreation at both Jay Peak & Smuggler's Notch! Minutes to Route 100 for easy travel with Stowe just 30 minutes away. Come home to Eden bliss!



1062 East Hill Road - Eden
Eden, VT / Lamoille County



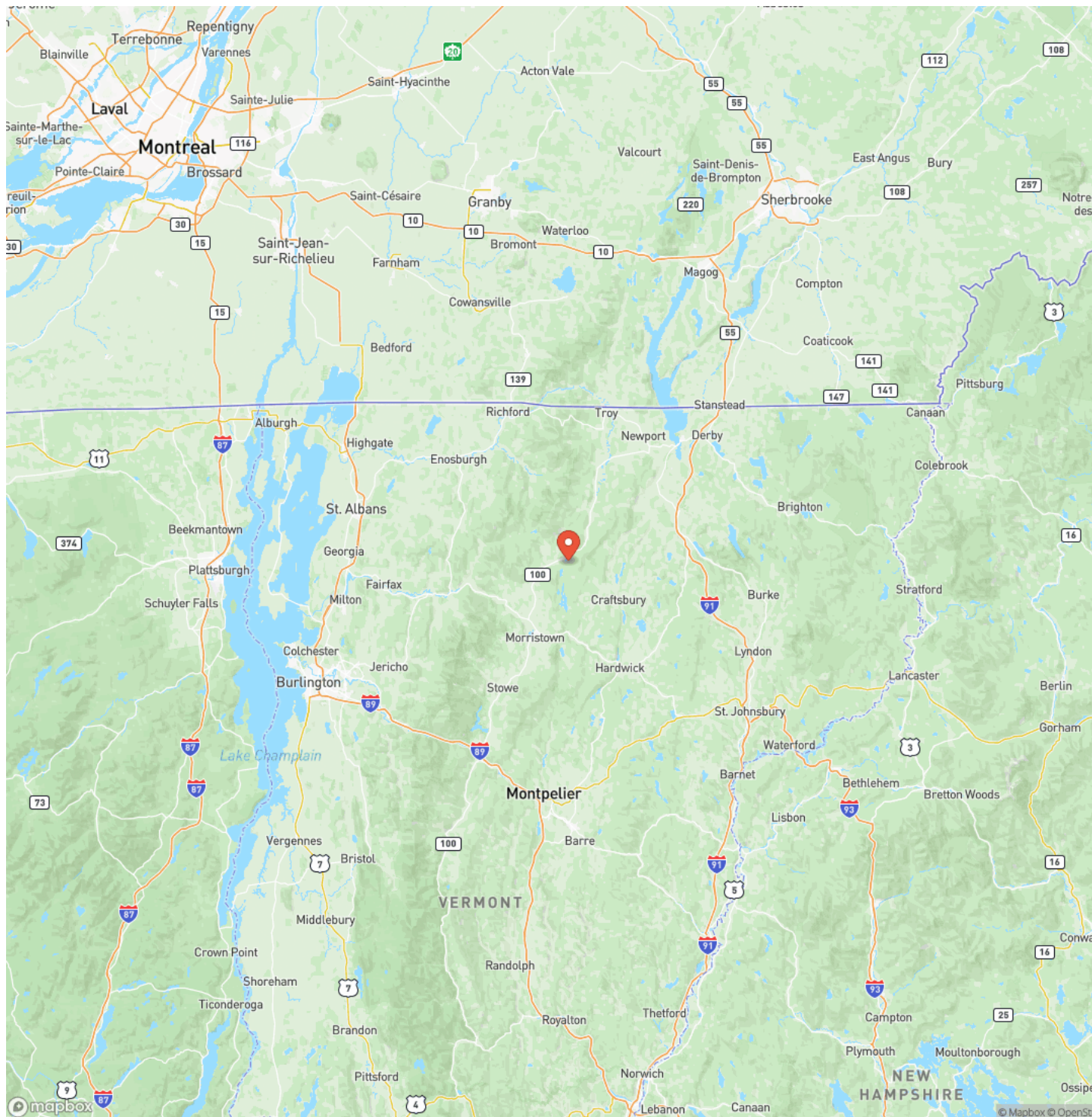
PREFERRED
PROPERTIES

Locator Map



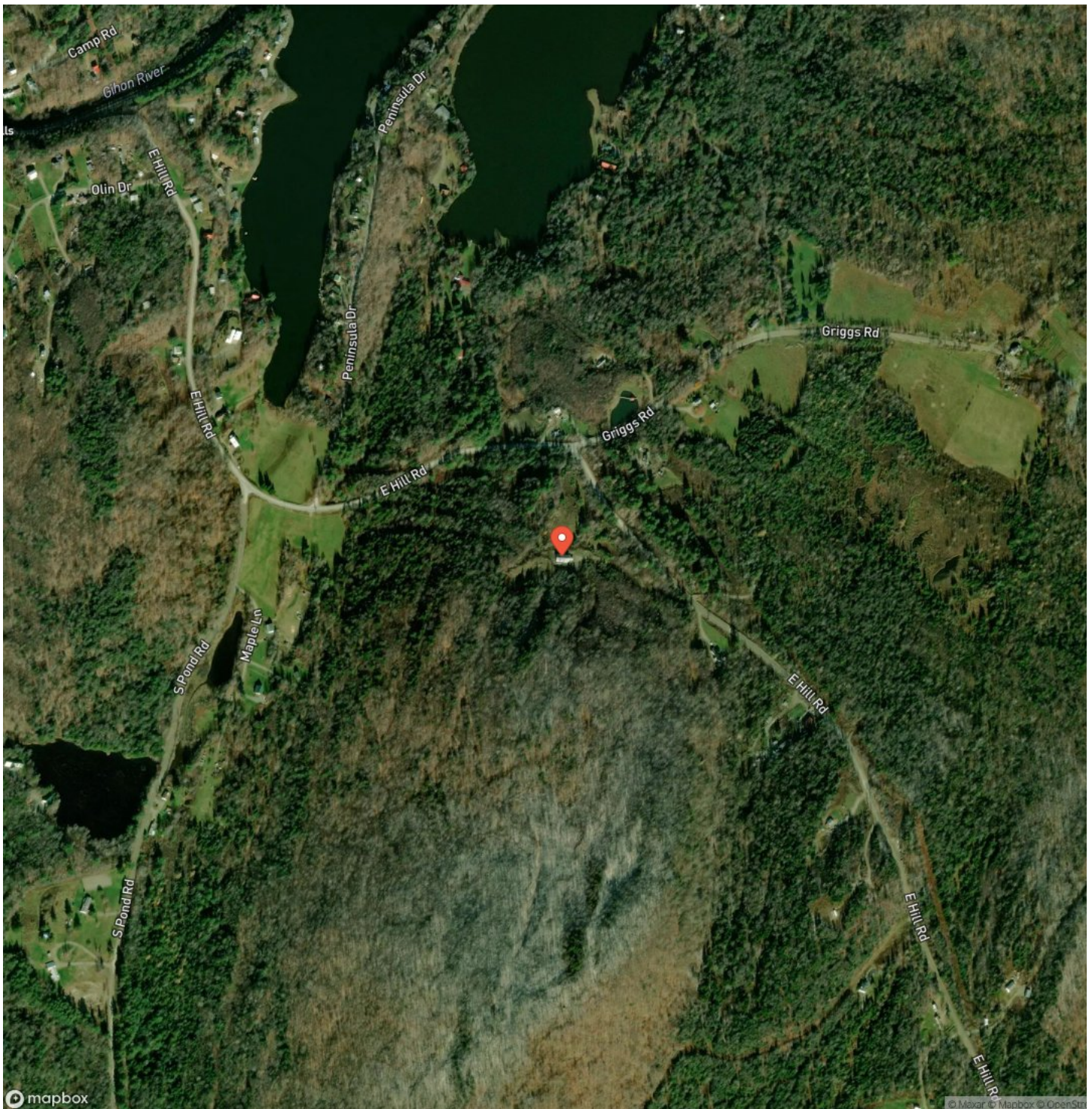
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PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



1062 East Hill Road - Eden
Eden, VT / Lamoille 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, but 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 relationship 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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PROPERTIES**

Preferred Properties
149 Knight Lane
Williston, VT 05495
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