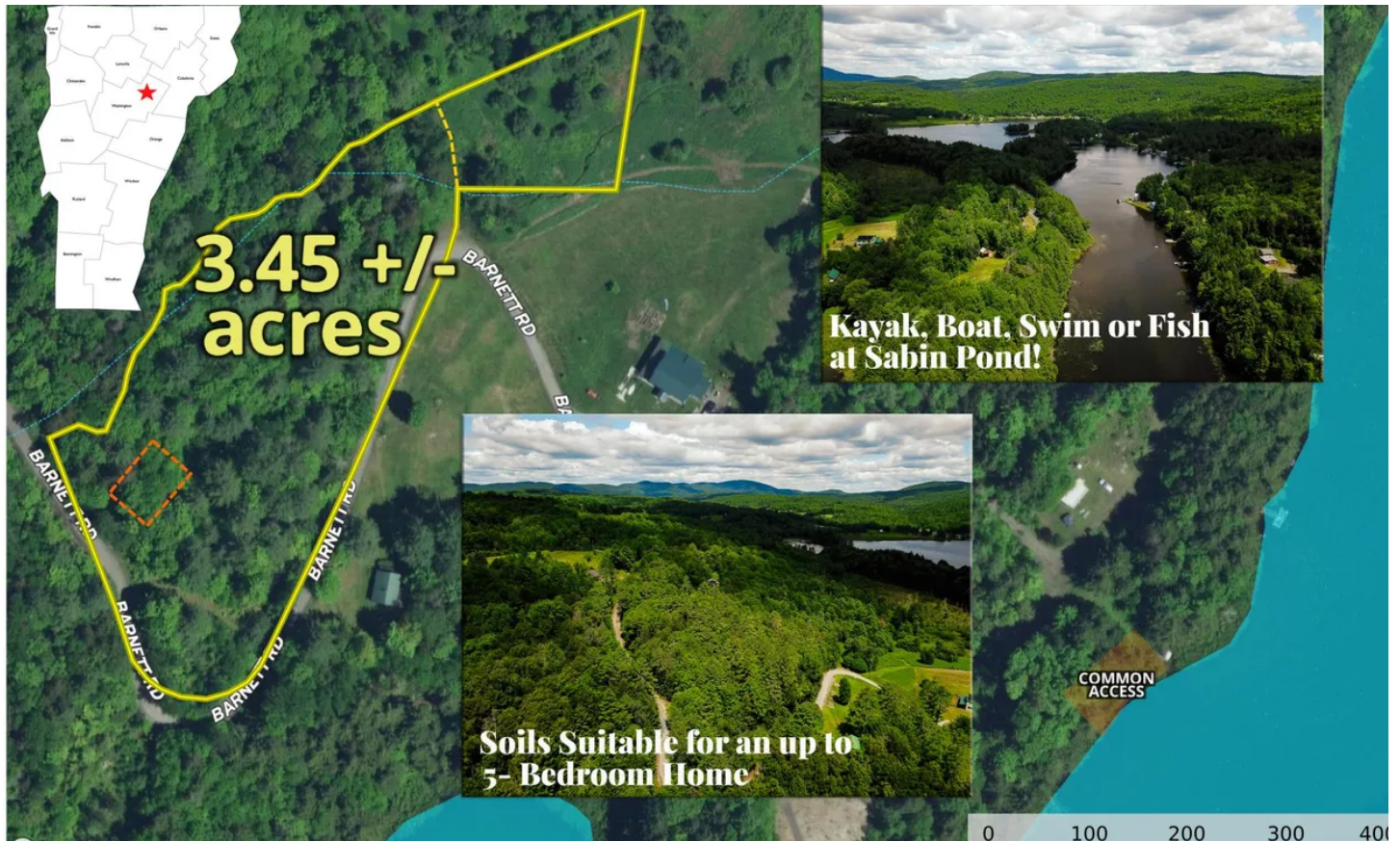


305 Barnett Road - Calais
305 Barnett Road
Calais, VT 05650

\$82,000
3.450± Acres
Washington County



PREFERRED
PROPERTIES

305 Barnett Road - Calais
Calais, VT / Washington County

SUMMARY

Address

305 Barnett Road

City, State Zip

Calais, VT 05650

County

Washington County

Type

Undeveloped Land, Recreational Land, Residential Property

Latitude / Longitude

44.39665 / -72.422493

Taxes (Annually)

825

Acreage

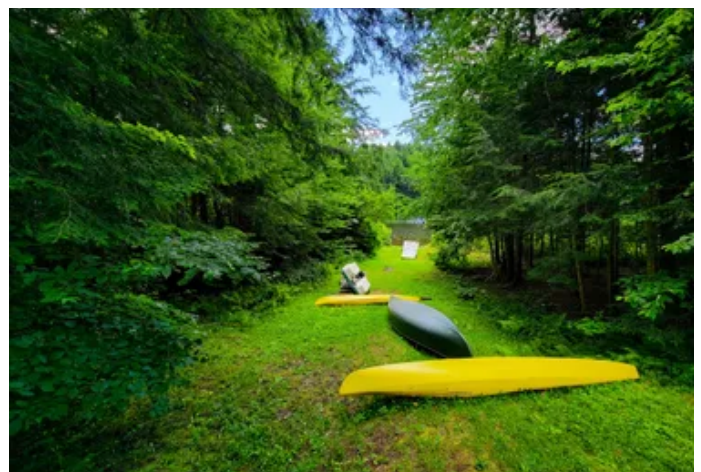
3.450

Price

\$82,000

Property Website

<https://www.landleader.com/property/305-barnett-road-calais-washington-vermont/43083>

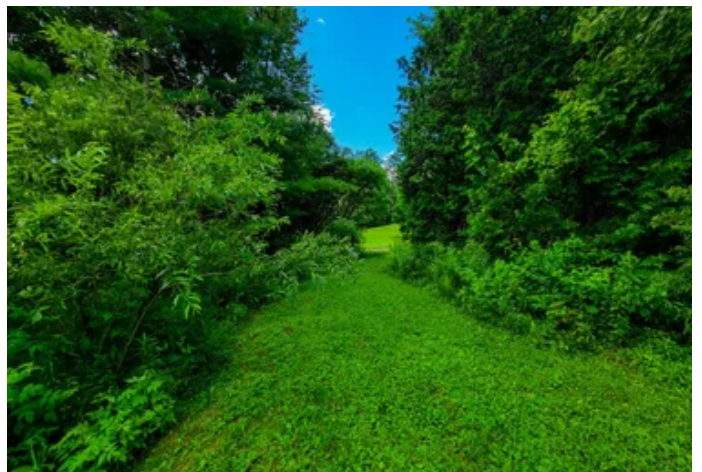


**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

Come imagine your dream country home set on 3.45 +/- beautiful, wooded acres in Calais, VT with a shared, private access to Sabin Pond within walking distance away! Soil testing has been completed by the seller, and the soil was found to be capable of handling up to a 5-bedroom home with a traditional in-ground stone and pipe wastewater system. The most likely home site area offers the potential for a short driveway and great proximity to an existing utility pole, both of which could make for an economical lot to develop! Purchasers are responsible for acquiring state and local permitting for development. The peaceful, wooded property features a mostly level topography with a charming stream trickling by. Kayaking, boating, fishing, and swimming will beckon with the shared Sabin Pond access just 0.3 +/- miles away. A shared walking path crosses the property for approximately 90' and provides right-of-way access to Herrick's Cove from Barnett Road; this private path is currently maintained as a non-motorized trail by landowners within the 16-lot subdivision and is only accessible to landowners within the subdivision. Consolidated offers DSL internet and telephone services to homeowners in the subdivision. Barnett Road is a privately maintained and plowed right-of-way, and a shared road maintenance agreement will convey. Just 30 minutes to the state capital, Montpelier for all your shopping needs, and 30 minutes to Groton State Park for even more recreational possibilities!





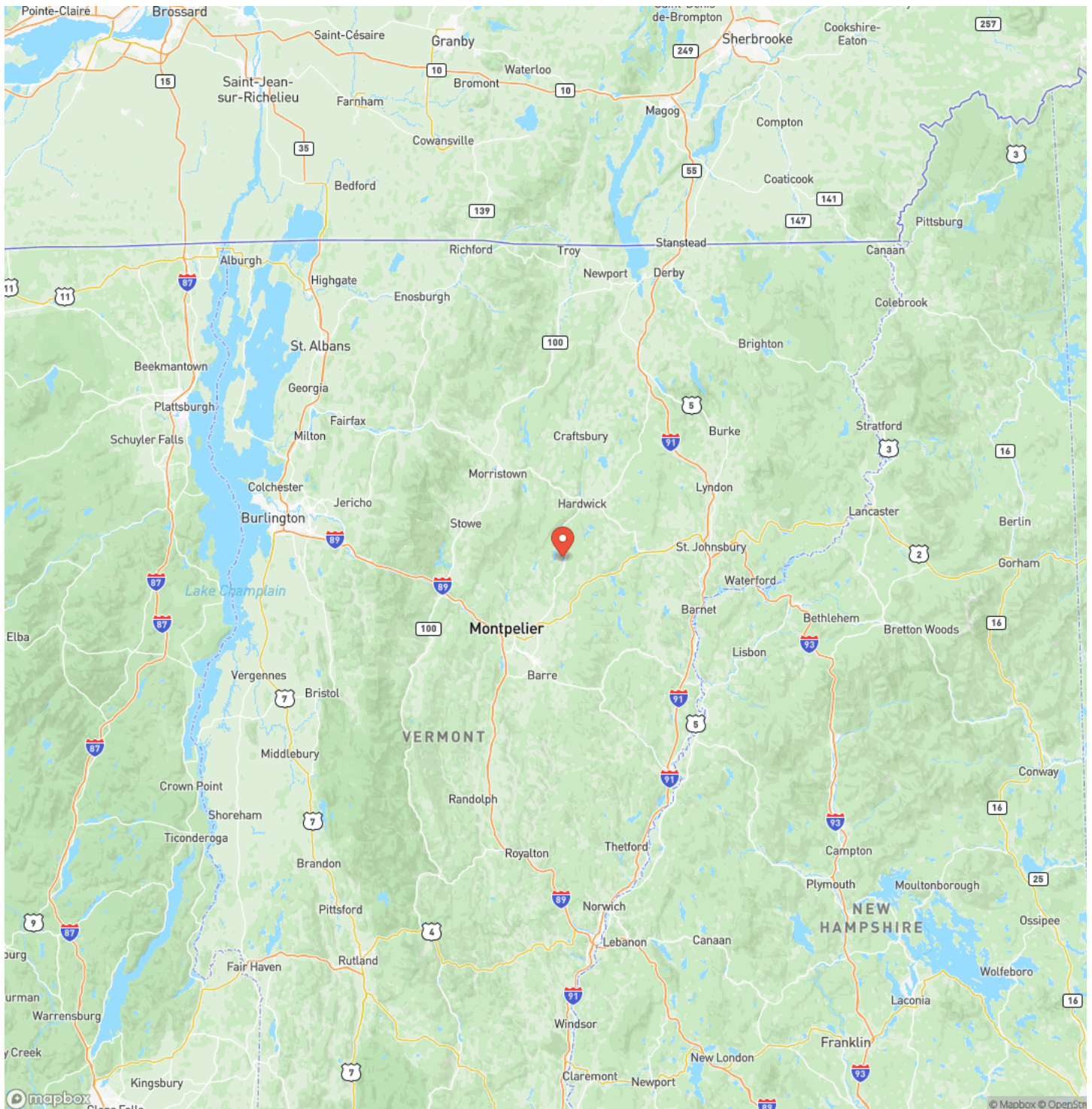
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PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



PREFERRED
PROPERTIES

305 Barnett Road - Calais
Calais, VT / Washington 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 single 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.



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Preferred Properties
149 Knight Lane
Williston, VT 05495
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