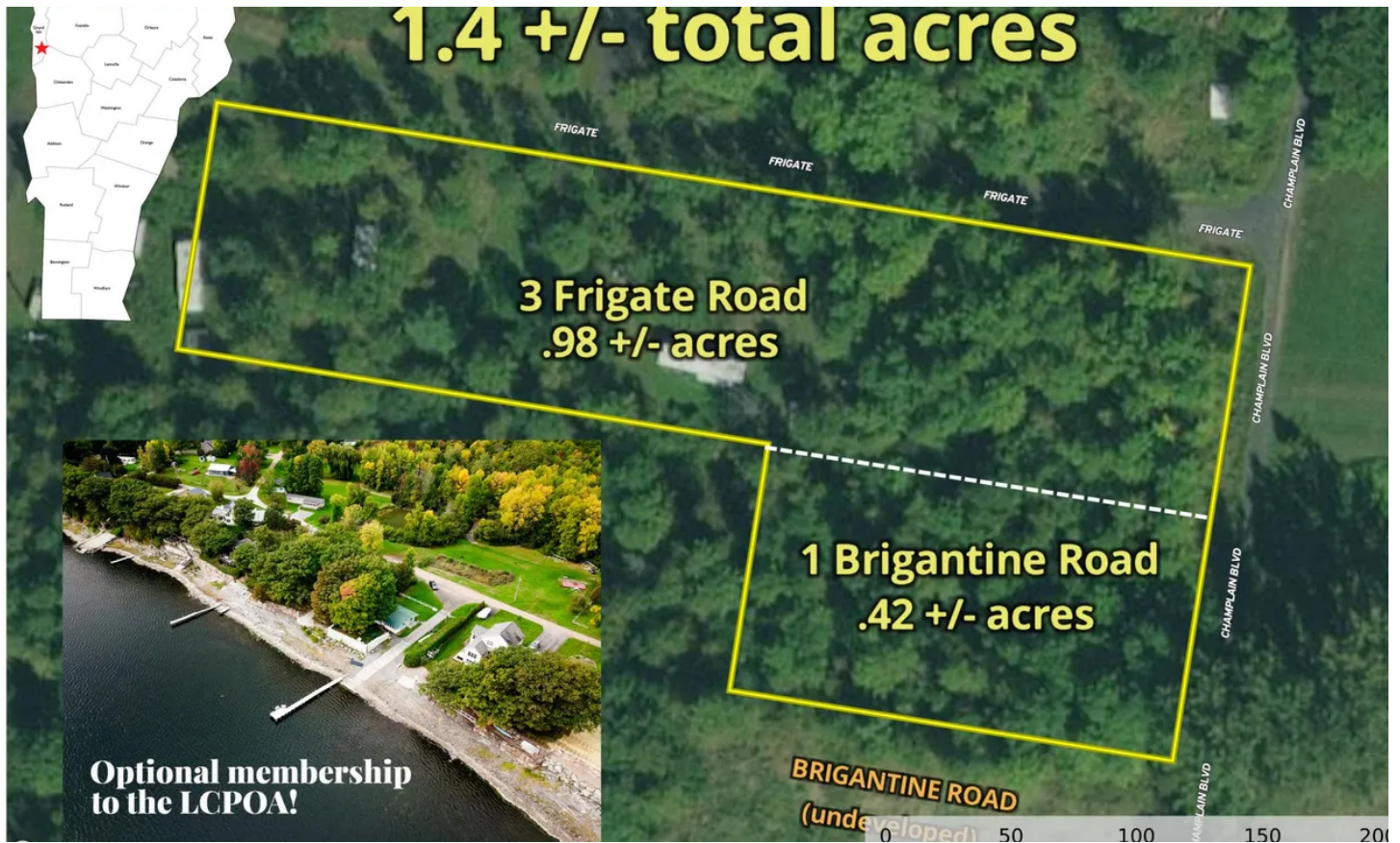


3 Frigate Road - Grand Isle  
3 Frigate Road  
Grand Isle, VT 05458

**\$35,000**  
1.400± Acres  
Grand Isle County



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PROPERTIES



**3 Frigate Road - Grand Isle**  
**Grand Isle, VT / Grand Isle County**

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**SUMMARY**

**Address**

3 Frigate Road

**City, State Zip**

Grand Isle, VT 05458

**County**

Grand Isle County

**Type**

Recreational Land

**Latitude / Longitude**

44.70256 / -73.293343

**Taxes (Annually)**

2384

**Acreage**

1,400

**Price**

\$35,000

**Property Website**

<https://www.landleader.com/property/3-frigate-road-grand-isle-grand-isle-vermont/43268>



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PROPERTIES**

**PROPERTY DESCRIPTION**

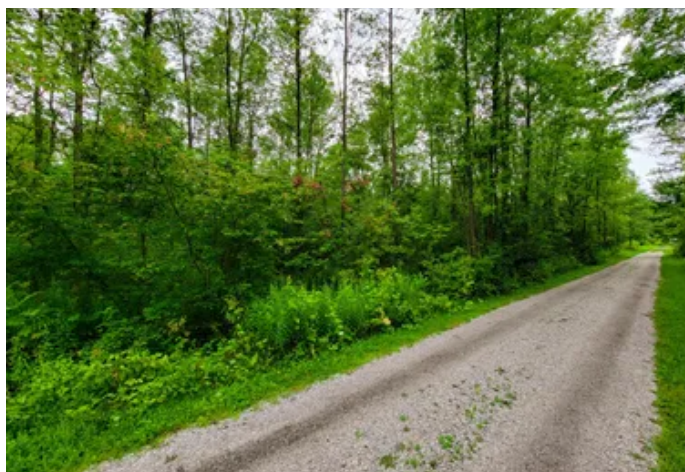
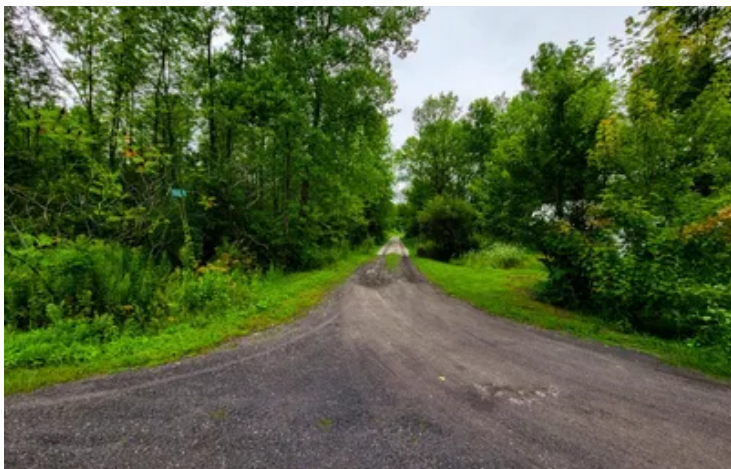
Offering great proximity to Lake Champlain, this affordable 1.4 +/- acre parcel would make an excellent basecamp for your seasonal recreational escapes in Grand Isle, VT! The property consists of two legal parcels being sold together - a 0.42 +/- acre lot & a 0.98 +/- acre lot. The smaller lot is fully wooded, and the larger lot is about 70% cleared & both are level. The property is ideally suited for a self-contained camper to use as your recreational basecamp in the Champlain Islands. The larger lot is ready for you to mow & place your camper! Purchasers looking to make improvements will need to check with the local zoning department for improvement details. It's our understanding that there is limited capacity available to connect to municipal water; wastewater/septic per state regulations is unlikely & property is being so without septic capacity only. Access to the lots is along the 420' of Frigate Road frontage. The property also offers frontage on the undeveloped Brigantine Road. Both roads are privately-owned & maintained. Frigate Road has several RV & camper sites already developed & used regularly. While the area offers excellent features, like several nearby boat launches & public fishing locations, real standout feature of this property is that it conveys with an optional membership to the LCPOA. For only \$100 per year, the members offers access to a private boat launch, dock & boathouse less than one mile away! Your dream recreational escape awaits!





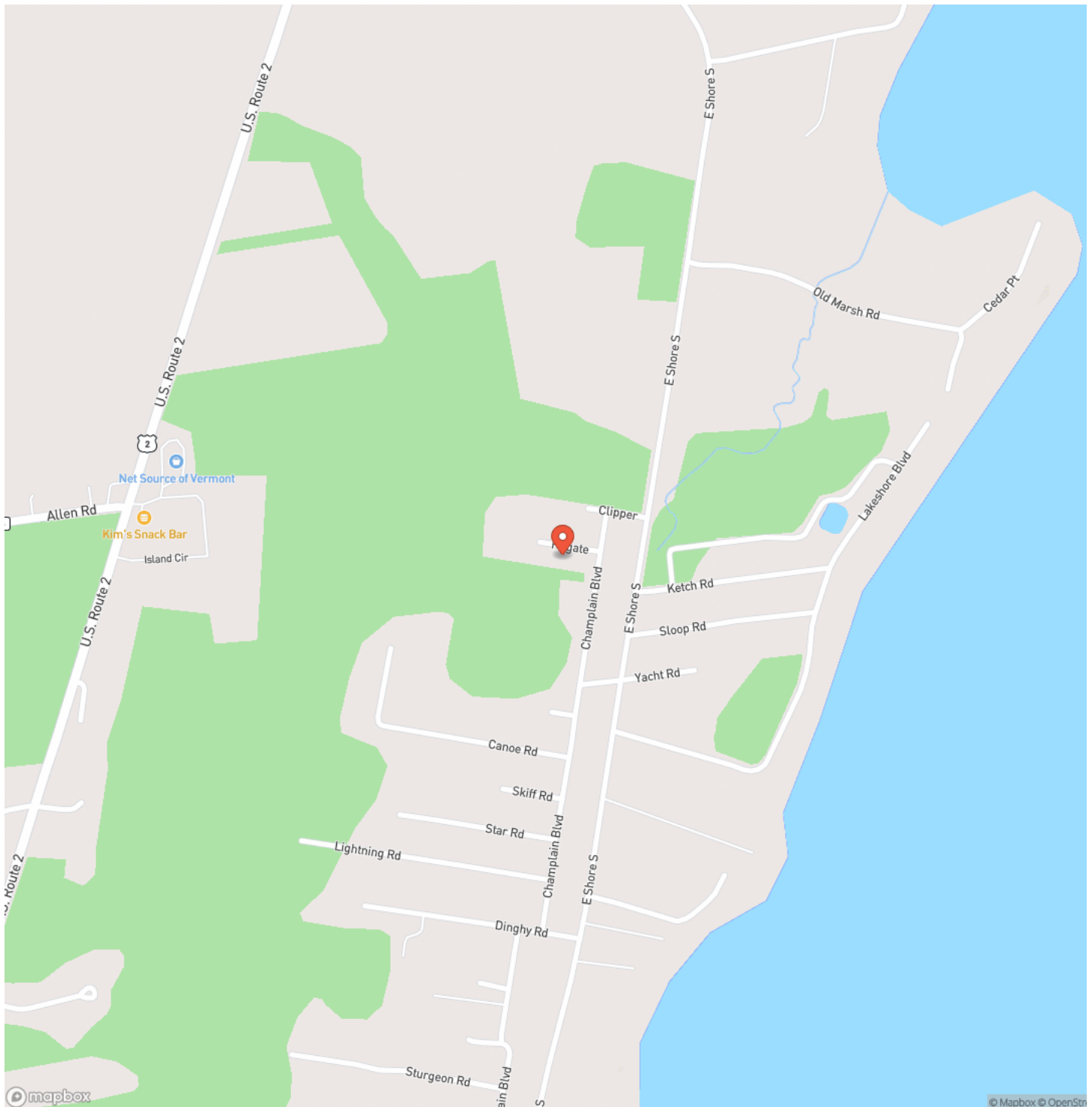
3 Frigate Road - Grand Isle  
Grand Isle, VT / Grand Isle County

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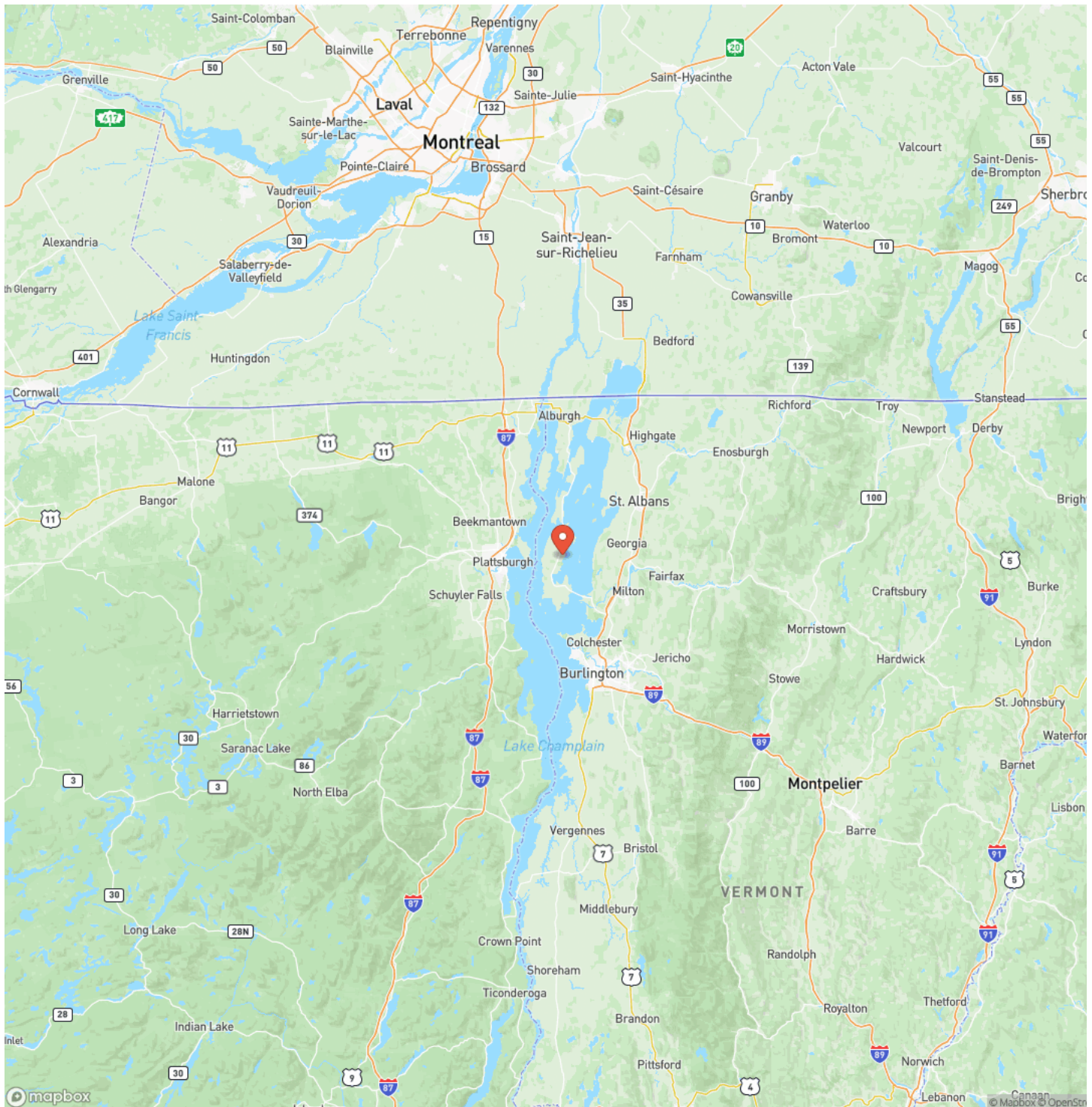
## Locator Map



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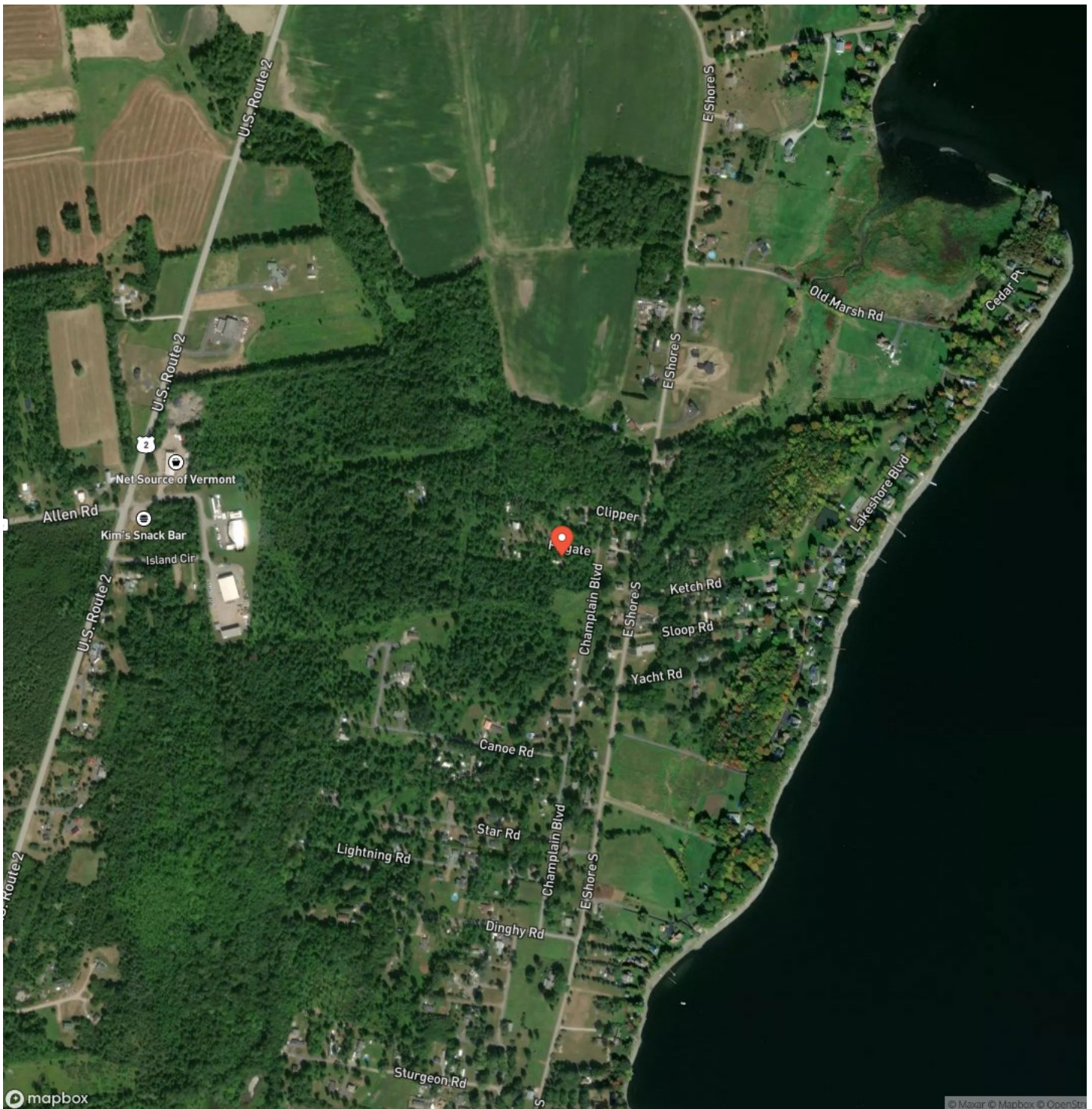
## Locator Map



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## Satellite Map



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**3 Frigate Road - Grand Isle**  
**Grand Isle, VT / Grand Isle 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  
(800) 557-8186  
[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)

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PROPERTIES**