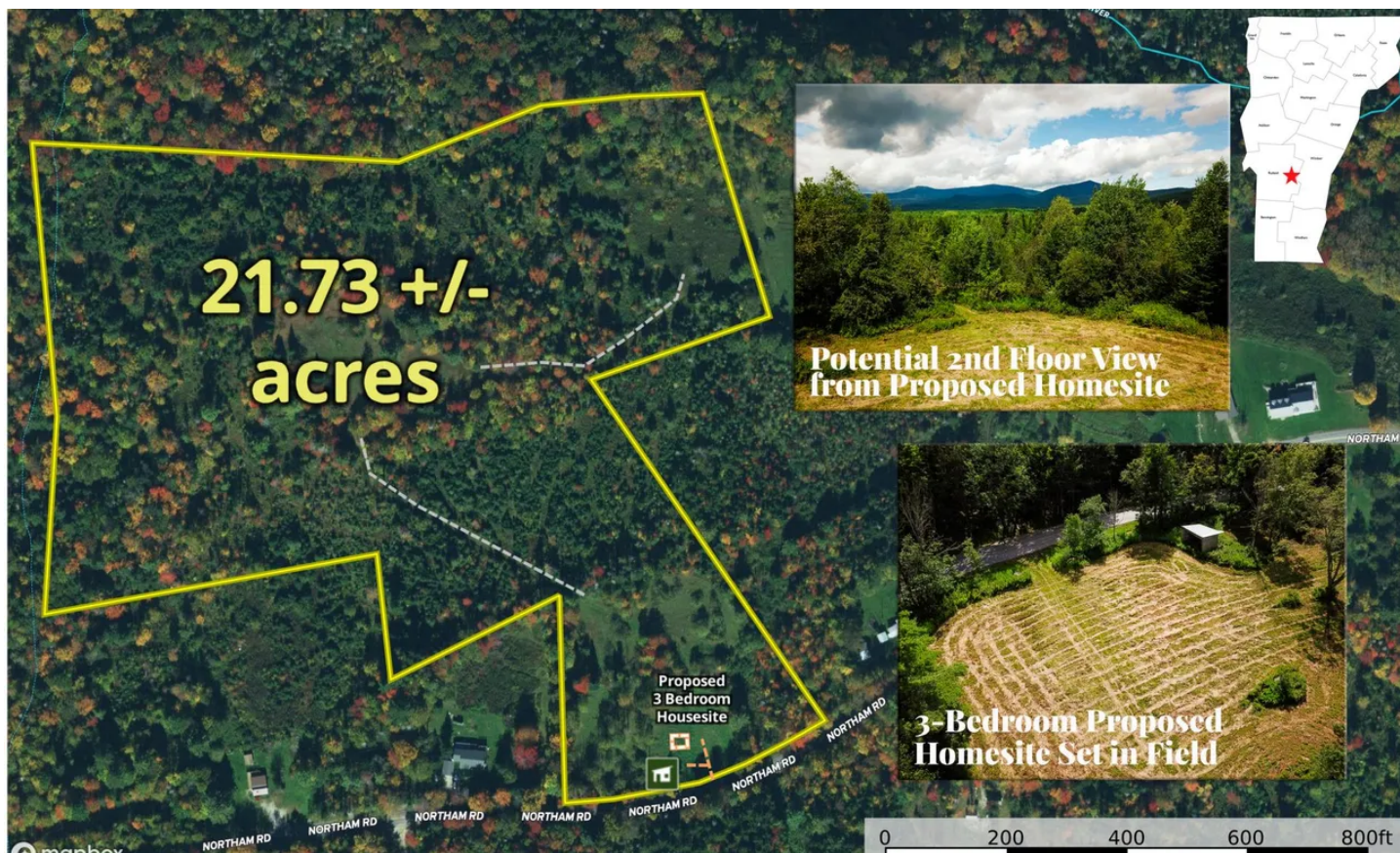


1751 Northam Road - Shrewsbury
1751 Northam Road
Shrewsbury, VT 05738

\$140,000
21.730± Acres
Rutland County



**1751 Northam Road - Shrewsbury
Shrewsbury, VT / Rutland County**

SUMMARY

Address

1751 Northam Road

City, State Zip

Shrewsbury, VT 05738

County

Rutland County

Type

Recreational Land, Undeveloped Land, Residential Property

Latitude / Longitude

43.521916 / -72.841483

Taxes (Annually)

1932

Acreage

21.730

Price

\$140,000

Property Website

<https://www.landleader.com/property/1751-northam-road-shrewsbury-rutland-vermont/43930>



**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

With beautiful mountain views of Killington Peak, Mendon Peak, and Shrewsbury Peak, come imagine your country home set on 21.73 +/- acres in the charming Vermont town of Shrewsbury! Offering an existing state-issued wastewater permit for a 3-bedroom home, the proposed homesite is setback from the road at the height of the property and positioned to take in uninterrupted views of the mountains for years to come. With the topography gently sloping away from the road frontage, the property features a lean-to style shed, two bush hogged fields surrounded by fruit trees, existing utility poles on-site, an old clearing near the back of the property, and a trail providing easy access to each clearing. Year-round recreation will beckon from your backyard both on the property and off with the view of the peaks serving as a constant reminder of your proximity to hiking, skiing, mountain biking and so much more. Less than 10 minutes from the Shrewsbury Peak Trailhead, 30 minutes to Okemo Mountain Resort, and 40 minutes from Killington Resort! Setback from a paved, Class II town maintained and plowed road, VTel offers fiber-optic broadband internet, voice, and TV streaming services the homes throughout Shrewsbury. A utility easement for the existing utility poles on-site will convey. Shed conveys in as is condition. Just 15 minutes to the center of Rutland and 45 minutes to Woodstock. Come explore all that this property has to offer today!

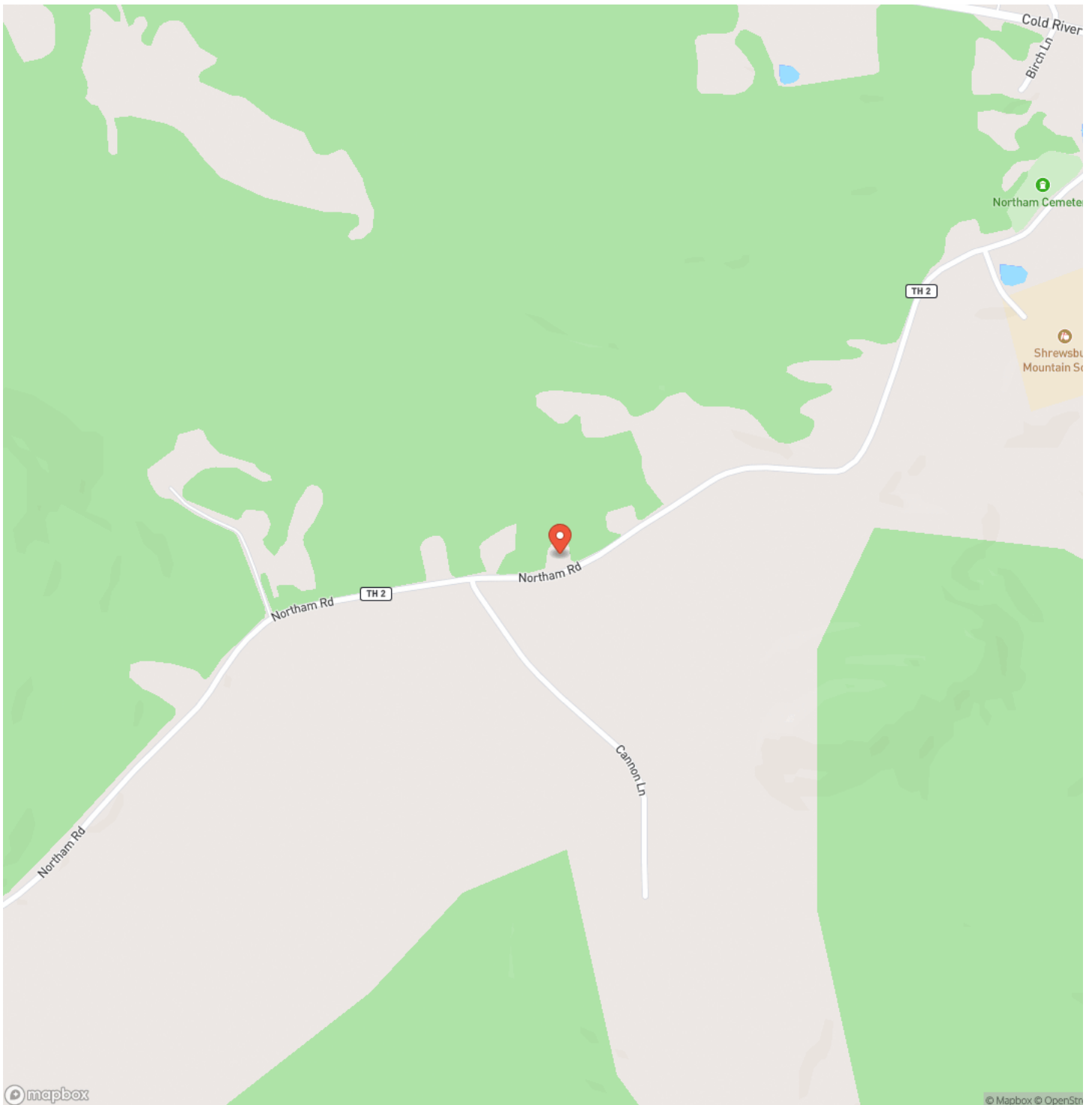


**PREFERRED
PROPERTIES**



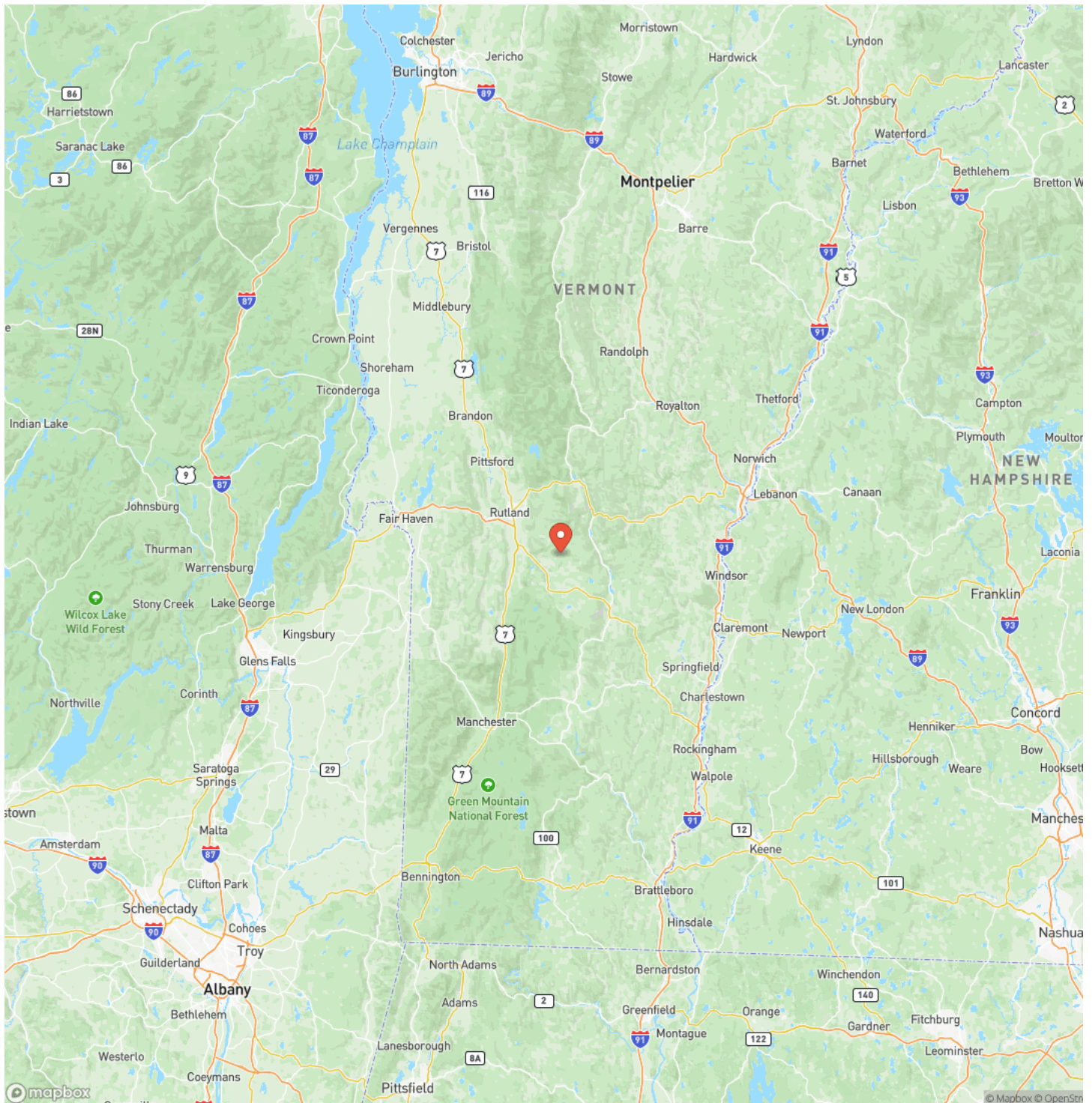
PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



PREFERRED
PROPERTIES

1751 Northam Road - Shrewsbury
Shrewsbury, VT / Rutland 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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Preferred Properties
149 Knight Lane
Williston, VT 05495
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