

4547 Route 74 - Shoreham
4547 Route 74
Shoreham, VT 05770

\$185,000
45± Acres
Addison County



PREFERRED
PROPERTIES

4547 Route 74 - Shoreham
Shoreham, VT / Addison County

SUMMARY

Address

4547 Route 74

City, State Zip

Shoreham, VT 05770

County

Addison County

Type

Undeveloped Land, Residential Property, Recreational Land

Latitude / Longitude

43.942607 / -73.259631

Taxes (Annually)

1890

Acreage

45

Price

\$185,000

Property Website

<https://www.landleader.com/property/4547-route-74-shoreham-addison-vermont/44453>



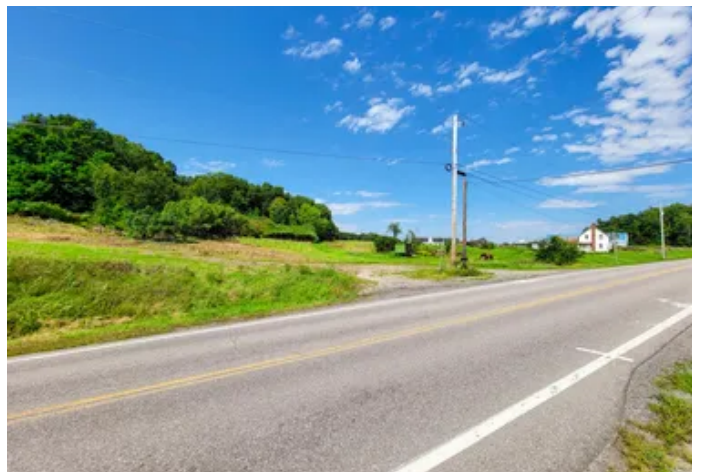
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PROPERTY DESCRIPTION

Pinnacle Forest in Shoreham & Bridport, VT is a 45 +/- acre spectacle of beauty amidst the Addison County farming community! The property features over 2000' +/- along the Lemon Fair River & amazing views of Adirondack Mountains. The road frontage has a gentle slope up to two antique barns. An old farmhouse burned & was removed, but there exists a state wastewater permit for the continued use of the existing artesian well & 4-bedroom septic system. This site overlooks the Lemon Fair Sculpture Park with public walking paths. Above the homestead, there is an extensive set of walking/ATV/horse trails that bring you up an amazing rock plateau that sits high above the flat farmland of the county. These trails are NOT steep, and you will experience an amazing forest of hickory, oak, apple & maple. The trails access most of the property, were just bush hogged & are ready for you to explore. A house site on the second cleared slope or west side of the pinnacle would offer great Adirondack views. From there, the cliffs drop vertically 100' to the river. These sheer rock walls will be wonderful for the climbing enthusiast & are beautiful to view. To the north, there is a large fallow field along the river. VT 74 is a state paved road & utilities are at the driveway including highspeed internet. Short drive to Middlebury for major shopping, medical & restaurants. If you are looking for a truly unique get-away in VT that your friends & family will swoon over, then come explore today!

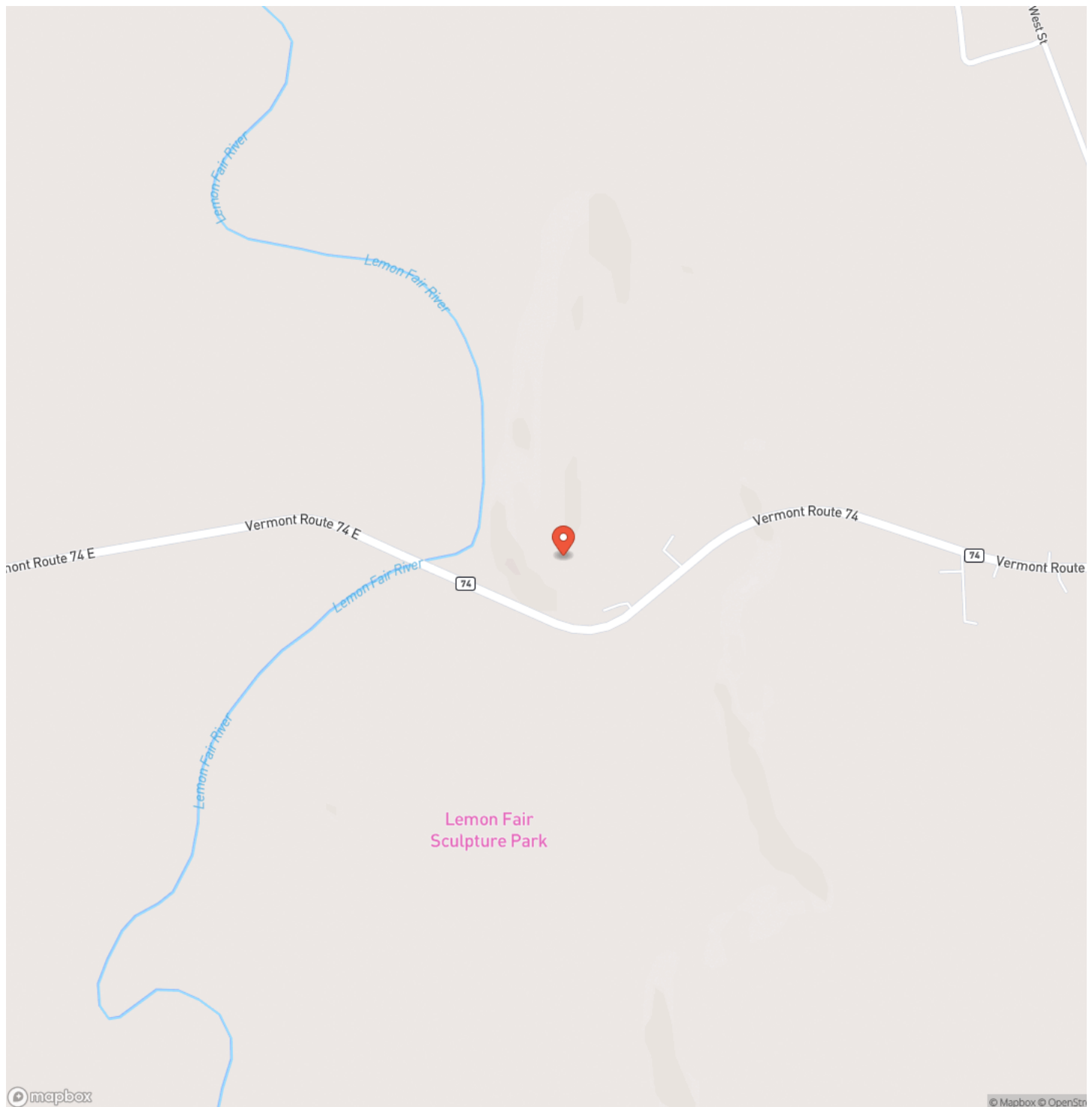


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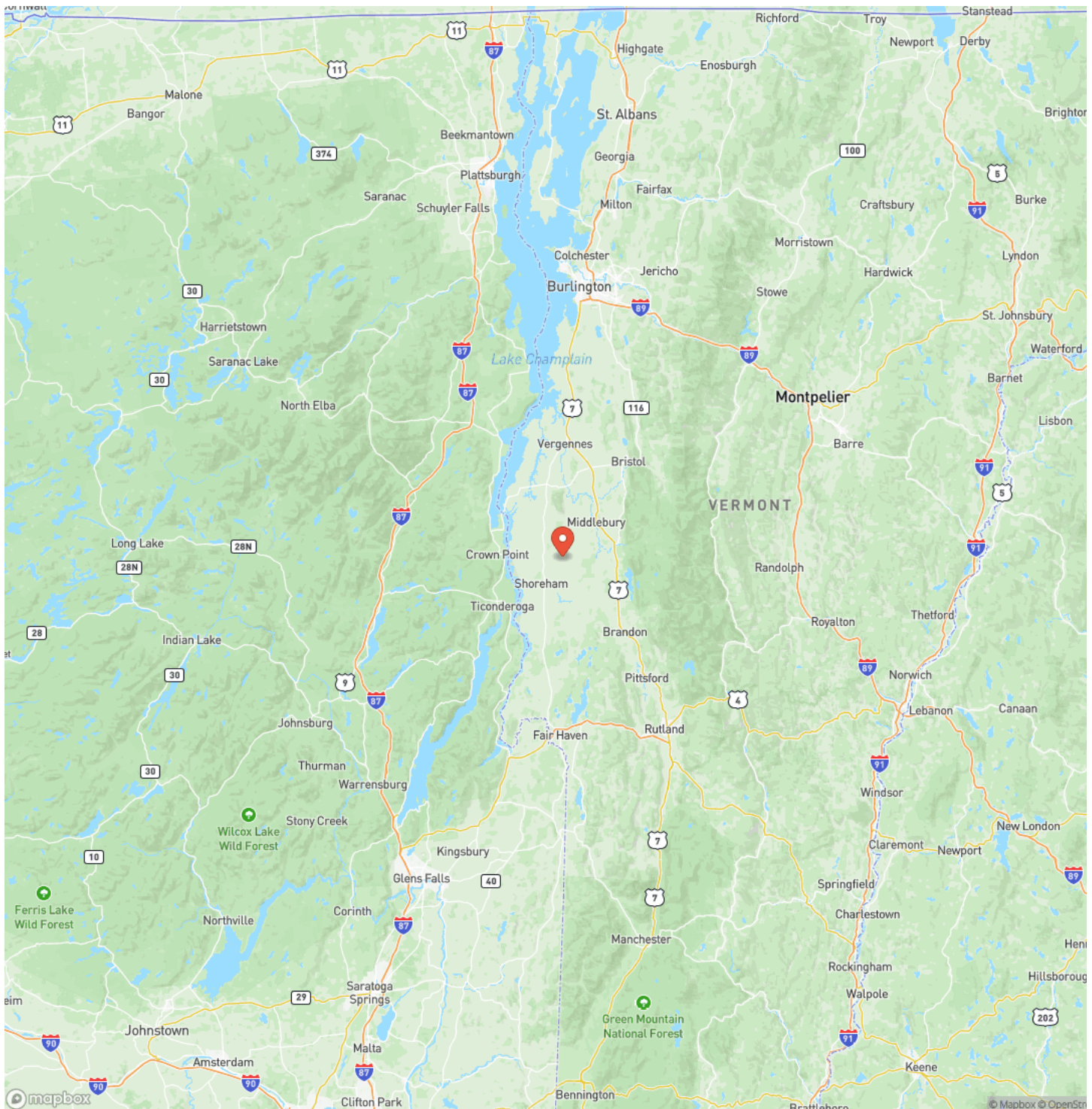
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Locator Map



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Locator Map



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PROPERTIES

Satellite Map



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Shoreham, VT / Addison 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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