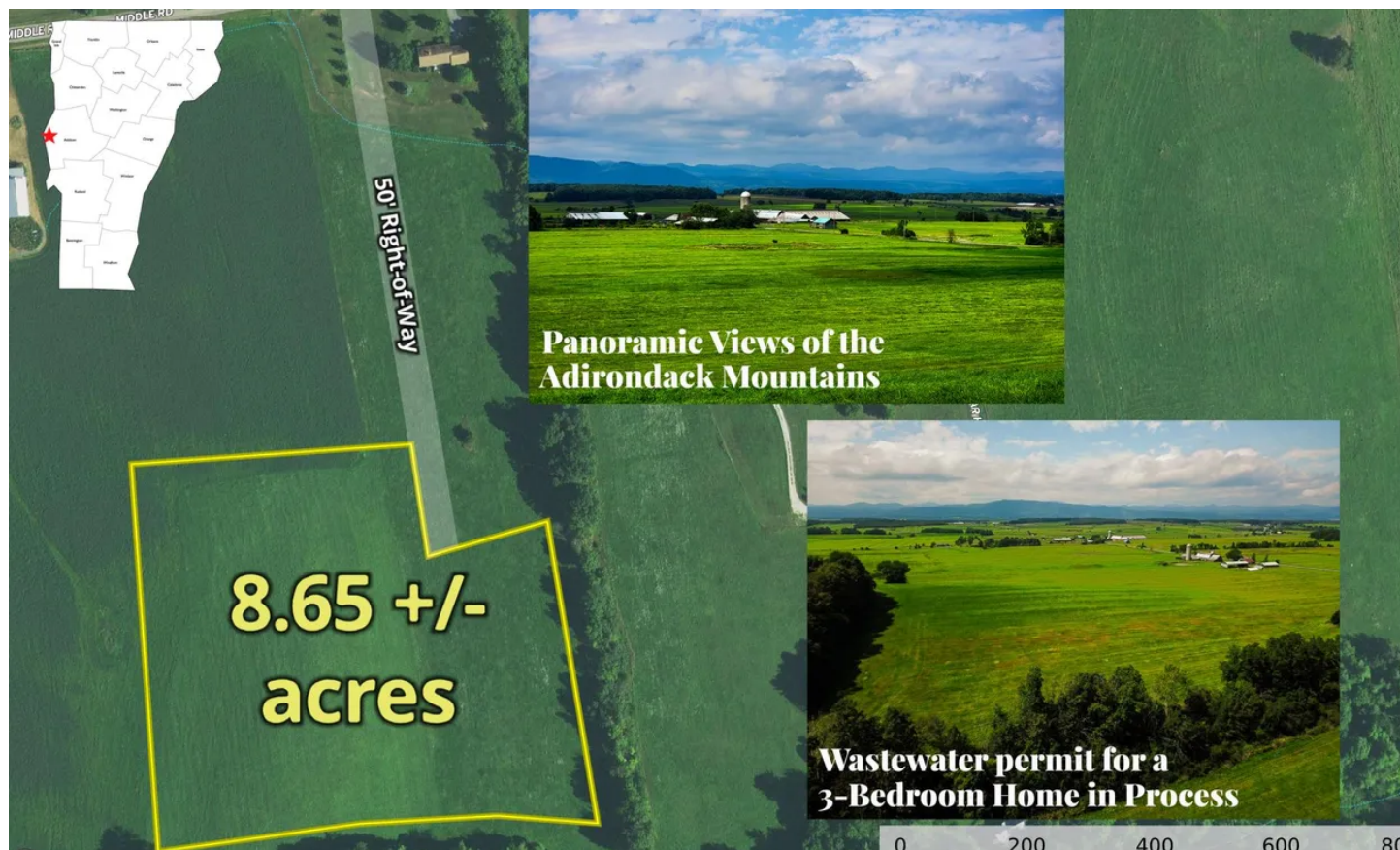


1749 Middle Road - Bridport
1749 Middle Road
Bridport, VT 05734

\$156,000
8.650± Acres
Addison County



PREFERRED
PROPERTIES

1749 Middle Road - Bridport
Bridport, VT / Addison County

SUMMARY

Address

1749 Middle Road

City, State Zip

Bridport, VT 05734

County

Addison County

Type

Residential Property, Undeveloped Land, Lot

Latitude / Longitude

43.975514 / -73.347165

Taxes (Annually)

2176

Acreage

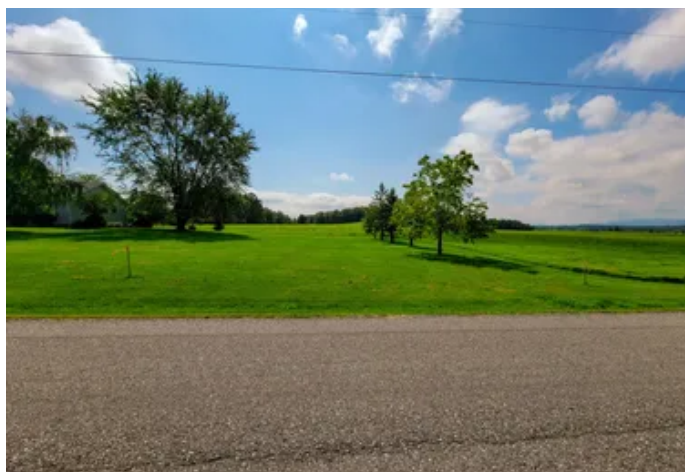
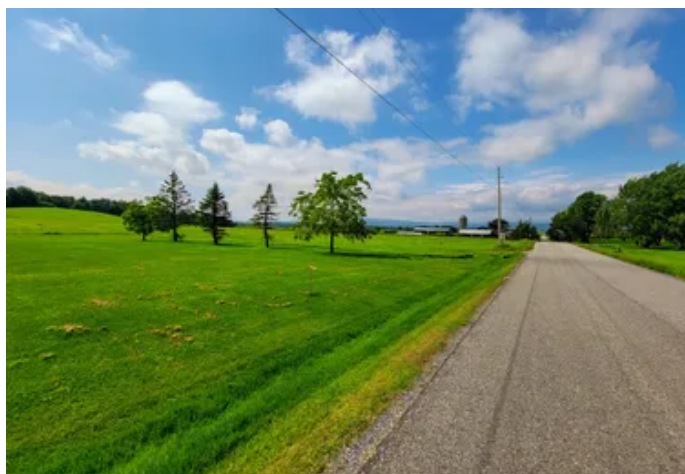
8.650

Price

\$156,000

Property Website

<https://www.landleader.com/property/1749-middle-road-bridport-addison-vermont/44557>



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PROPERTY DESCRIPTION

Explore this EXCEPTIONAL 8.65 +/- acres building lot located in the beautiful Lake Champlain community of Bridport, VT. You'll enjoy simple stunning panoramic views of the Adirondak Mountains to the west on this elevated & private lot. Ideally suited for a magnificent home sitting high on a knoll overlooking rolling fields of the surrounding farms. The lot is currently an open farm field that is hayed regularly. Most of the acreage is a level plateau with a gentle sloping entrance. There is a septic/well permit for a 3-bedroom residential system in process; this will be provided before closing. Access is by a 50' level deeded ROW off Middle Road, a paved town-maintained road. There is a utility pole at the entrance of the ROW & high-speed internet is available. Although town water is available at the street, a drilled well is more likely due to the setback house site. The lot was recently subdivided, approved by the town & is fully surveyed & marked. It should be very easy straight forward to develop for your home. Bridport is nestled on Lake Champlain with public access points close by for your boating, fishing & recreational pleasure. Only 20 minutes to Middlebury, VT, a well-known college town with major shopping, entertainment & hospital. Approximately 1 hour from Burlington. Lot is in Current Use tax reduction; at closing it will be removed & the change use tax paid by seller. Two other lots available, each with their unique features. Reference MLS# 4968282 & 4968297.



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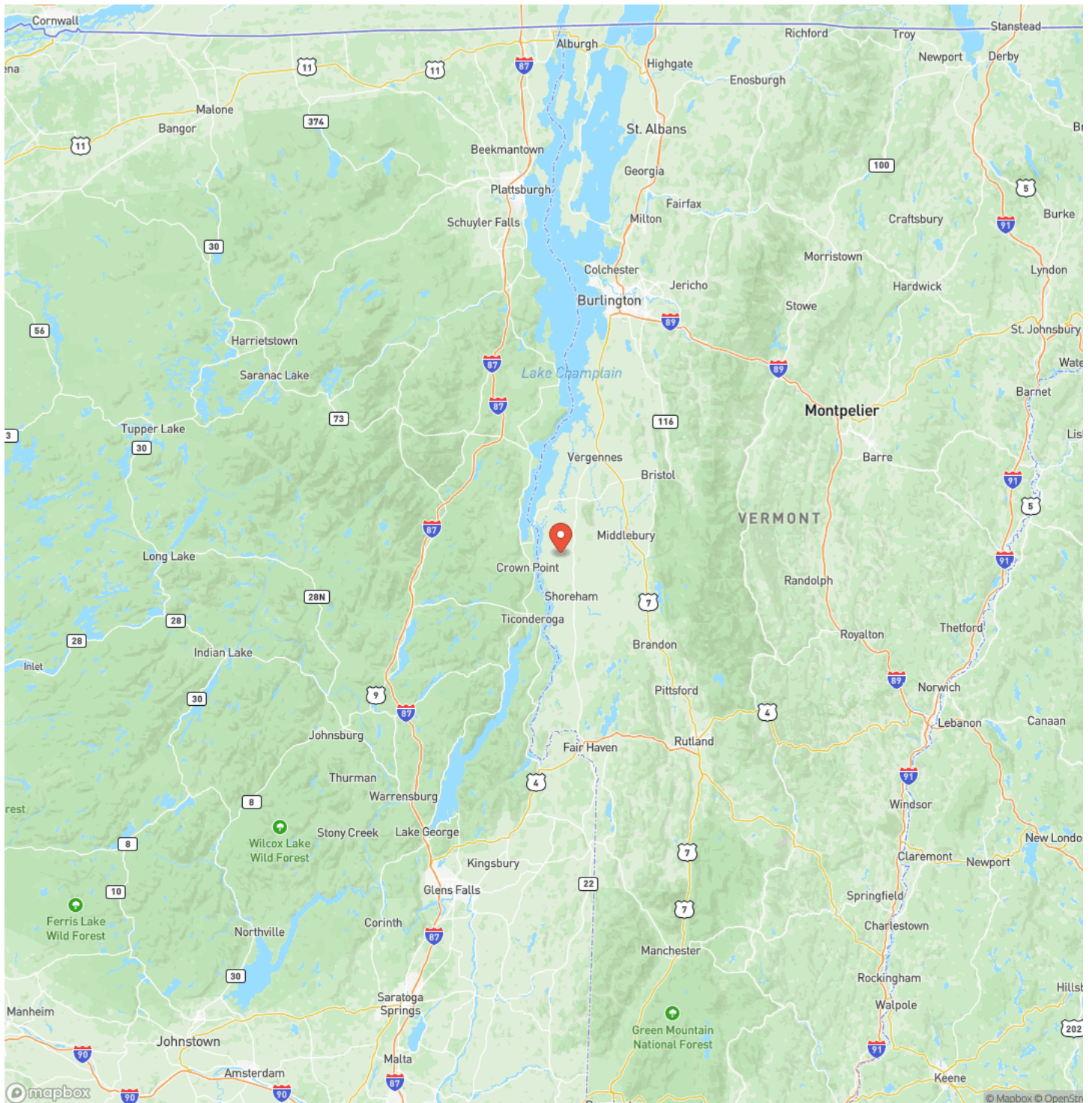
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Locator Map



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PROPERTIES

Locator Map



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PROPERTIES

Satellite Map



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1749 Middle Road - Bridport
Bridport, 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



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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, 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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