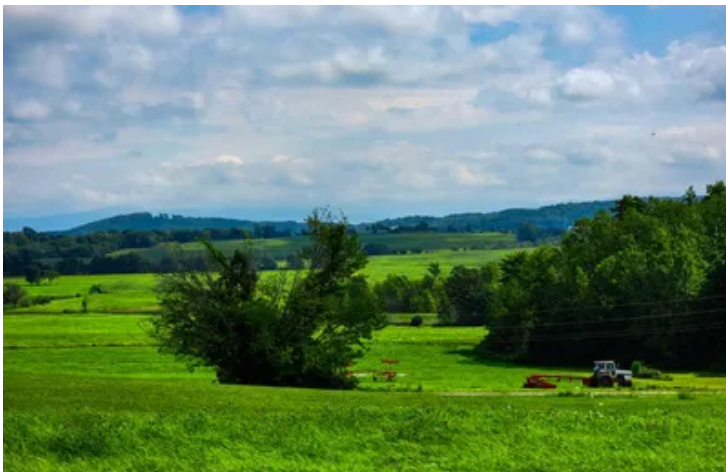
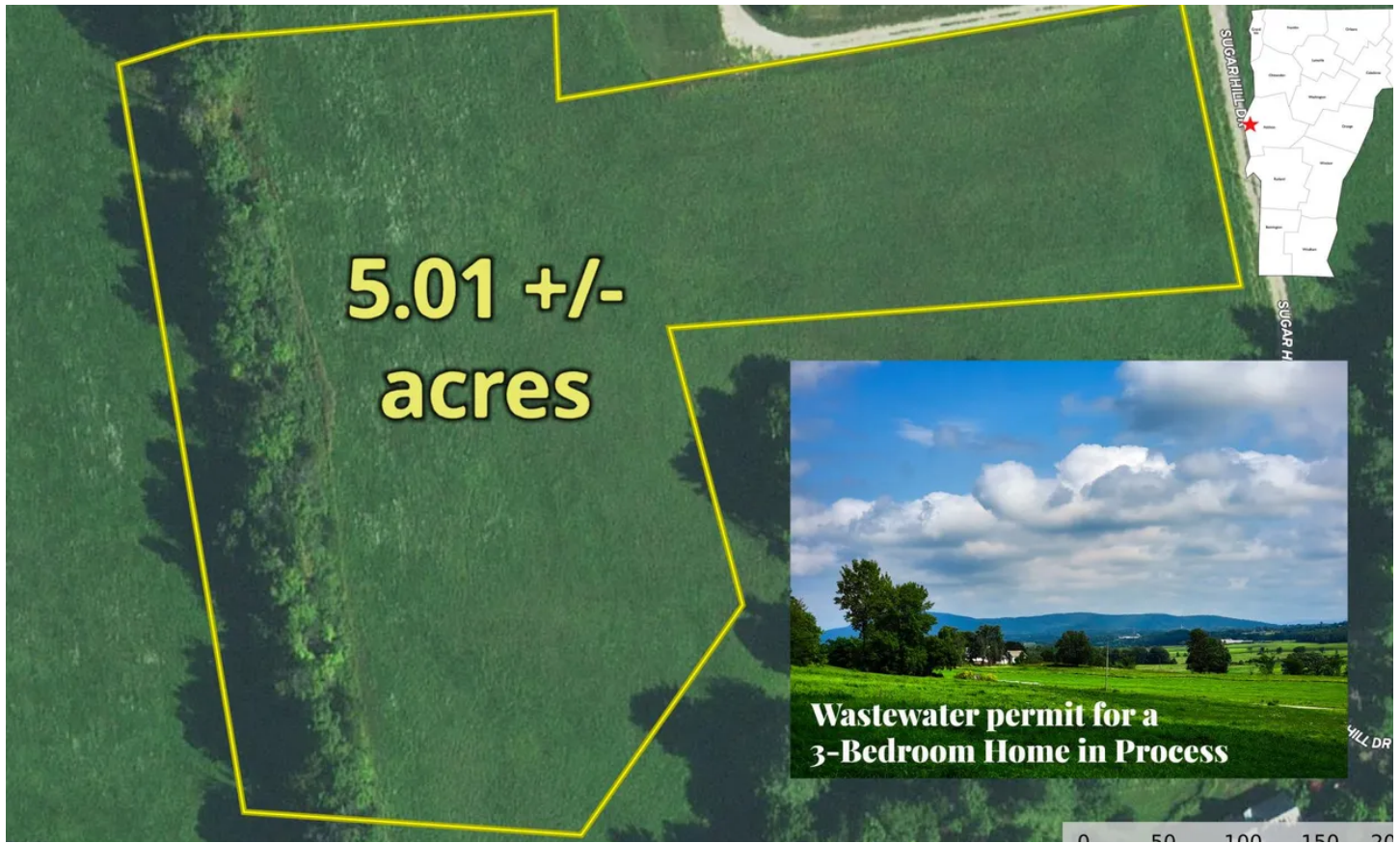


260 Sugar Hill Drive - Bridport
260 Sugar Hill Drive
Bridport, VT 05734

\$90,000
5.010± Acres
Addison County



PREFERRED
PROPERTIES

**260 Sugar Hill Drive - Bridport
Bridport, VT / Addison County**

SUMMARY

Address

260 Sugar Hill Drive

City, State Zip

Bridport, VT 05734

County

Addison County

Type

Residential Property, Undeveloped Land, Lot

Latitude / Longitude

43.975801 / -73.344493

Taxes (Annually)

2011

Acreage

5.010

Price

\$90,000

Property Website

<https://www.landleader.com/property/260-sugar-hill-drive-bridport-addison-vermont/44556>



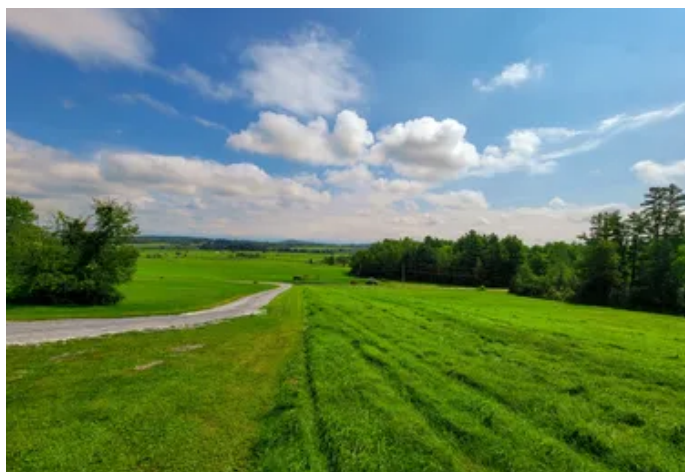
**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

This 5.01 +/- acre country building lot is in the heart of Addison County, VT in the small farming community of Bridport. The lot is primarily open with a gentle slope to the east and offers very nice views of the mountains to the northeast. There is a septic/well permit for a 3-bedroom residential system in process, and this will be provided before closing. The property has road frontage on a shared gravel private road that currently serves 4 owners. Utilities are across the frontage, and high-speed internet is available. Lot was recently subdivided, approved by the town, and is fully surveyed and marked. This lot should be very easy and straight forward to develop for your home. The rear of the lot is protected by a high treed hedge row. To the south is a longtime small scale maple sugaring operation. Bridport is nestled on Lake Champlain with public access points close by for your boating, fishing, and recreational pleasure. Only 20 minutes to Middlebury VT, a well-known college town with major shopping, entertainment, and hospital. Approximately 1 hour from Burlington and the airport. is in Current Use tax reduction; at closing, it will be removed, and the change use tax paid by seller. Two other lots available - each with their own unique features. Reference MLS #4968282 & 4968320.

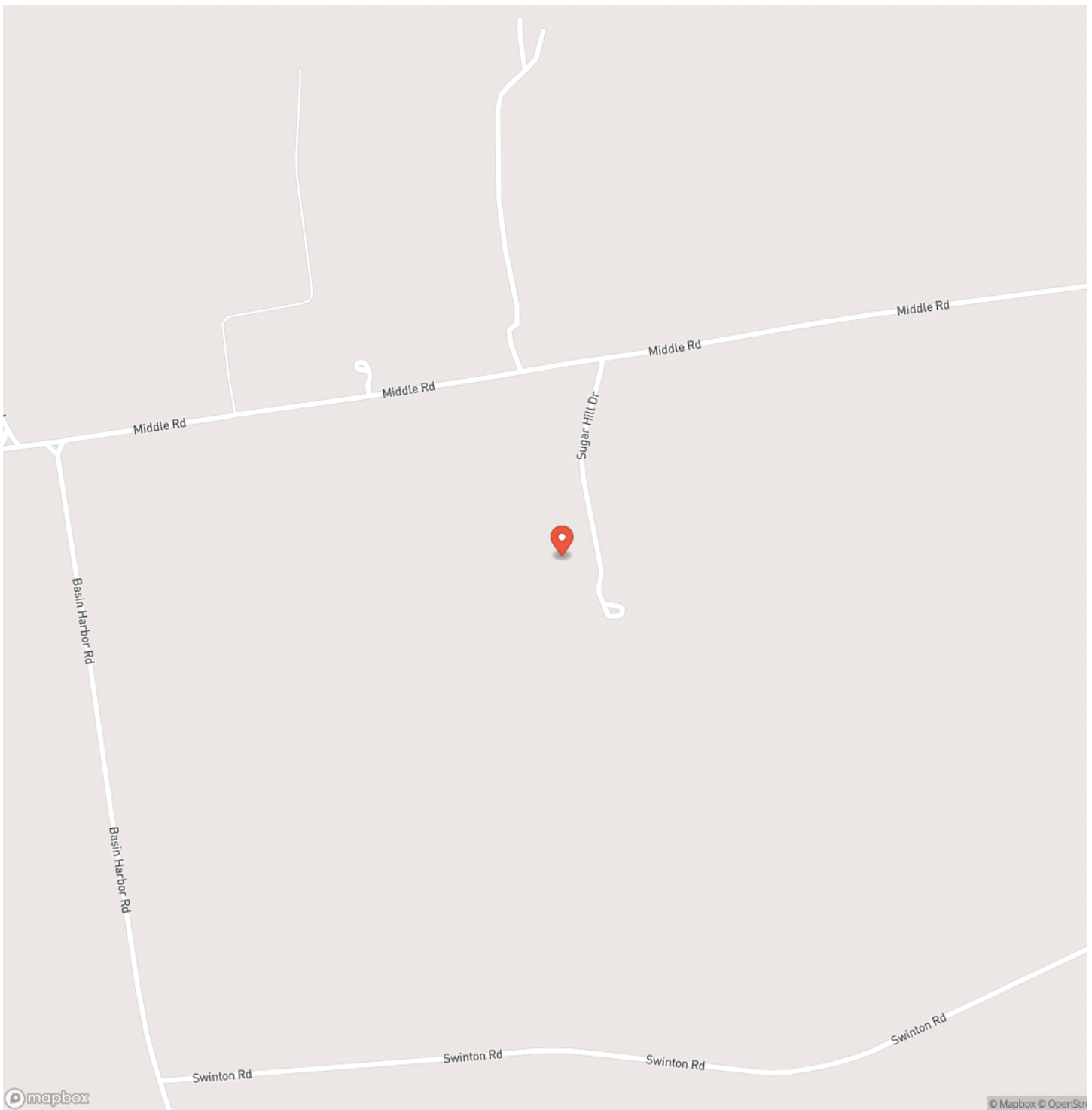


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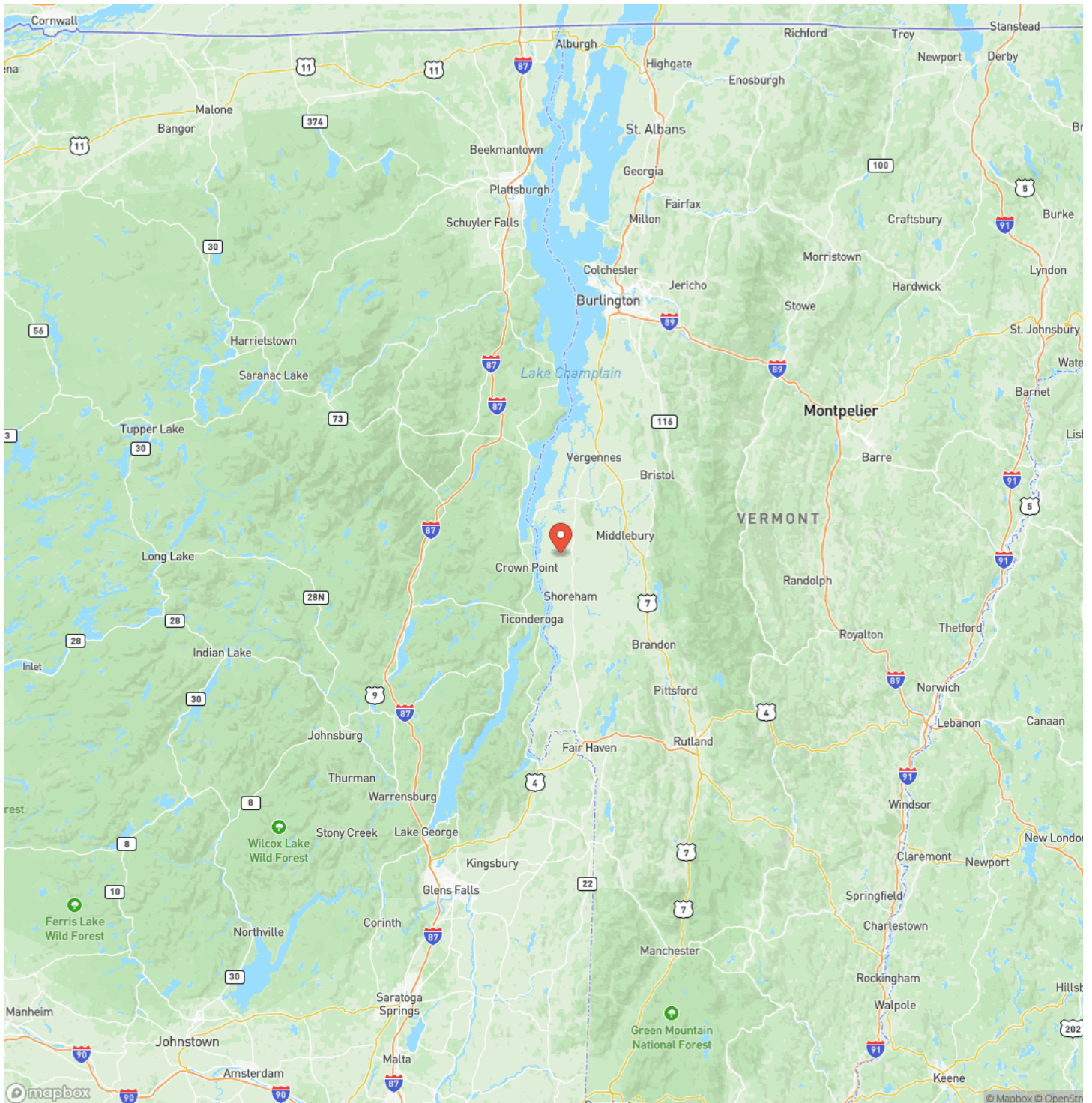
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Locator Map



PREFERRED
PROPERTIES

Locator Map



PREFERRED
PROPERTIES

Satellite Map



PREFERRED
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260 Sugar Hill Drive - 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/

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DISCLAIMERS

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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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