

**Walden Ridge, 270 Acres of Privacy & Epic Long Range  
Views East + West**  
575 Davidson Drive  
Walden, VT 05873

**\$1,500,000**  
270± Acres  
Caledonia County



**PREFERRED  
PROPERTIES**

**MORE INFO ONLINE:**  
[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)

**Walden Ridge, 270 Acres of Privacy & Epic Long Range Views East + West**  
**Walden, VT / Caledonia County**

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**SUMMARY**

**Address**

575 Davidson Drive

**City, State Zip**

Walden, VT 05873

**County**

Caledonia County

**Type**

Undeveloped Land

**Latitude / Longitude**

44.430009 / -72.207541

**Taxes (Annually)**

6521

**Acreage**

270

**Price**

\$1,500,000

**Property Website**

<https://www.landleader.com/property/walden-ridge-270-acres-of-privacy-epic-long-range-views-east-west-caledonia-vermont/65513>



## Walden Ridge, 270 Acres of Privacy & Epic Long Range Views East + West Walden, VT / Caledonia County

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### **PROPERTY DESCRIPTION**

Walden Ridge! Rare, Large, Estate Quality Mountaintop Parcel.

This property is ideal for creating a legacy family retreat in the Northeast Kingdom of Vermont.

To the East, marvel at epic, sweeping views of the Presidential Range of the White Mountains. To the West, watch the sunset over the Green Mountains and Adirondacks. Joe's Pond lies at your feet in the local panorama of Peacham, Barnet, Cabot, and Walden.

A completely private 270-acres with an option for another contiguous 50-acres, This once-in-a-lifetime land parcel is a recreational paradise in the heart of lake country, offering endless opportunities for skiing, biking, hiking, and hunting, either exclusively on your private property or within a short drive.

The building site is generous and flat, easily accessed via an excellent, gently sloping road, and protected on all sides with massive stands of forest.

Convenient via I-91, I-93, or I-89 to Boston, New York, Connecticut, and Montreal, the Northeast Kingdom of Vermont remains unspoiled, undiscovered, and affordable, and is considered one of the best areas in the country for climate safety as well as a refuge from the current "social storm" affecting much of the US.

Enjoy award-winning world-class food and drink in close proximity, like Jasper Hill cheese, brews from Hill Farmstead, and abundant organic produce, meats, and maple syrup from local area farms.

Vibrant arts communities thrive in nearby Stowe, Greensboro, Montpelier, and St. Johnsbury. Convenient shopping and local dining are minutes away in Danville, Hardwick, and St.-J.

Montpelier, Littleton, NH, Stowe, and Burlington are easy drives.

Fly commercial into BTV (80 minutes), or private into MPV or EFK (40 minutes).

This is a truly generational opportunity to create your legacy dream escape estate. Attractively priced at \$1.5m

Extensive information package with full mapping, tons of extra pictures & video tours. Call Chip Tremper [802-249-8069](tel:802-249-8069).



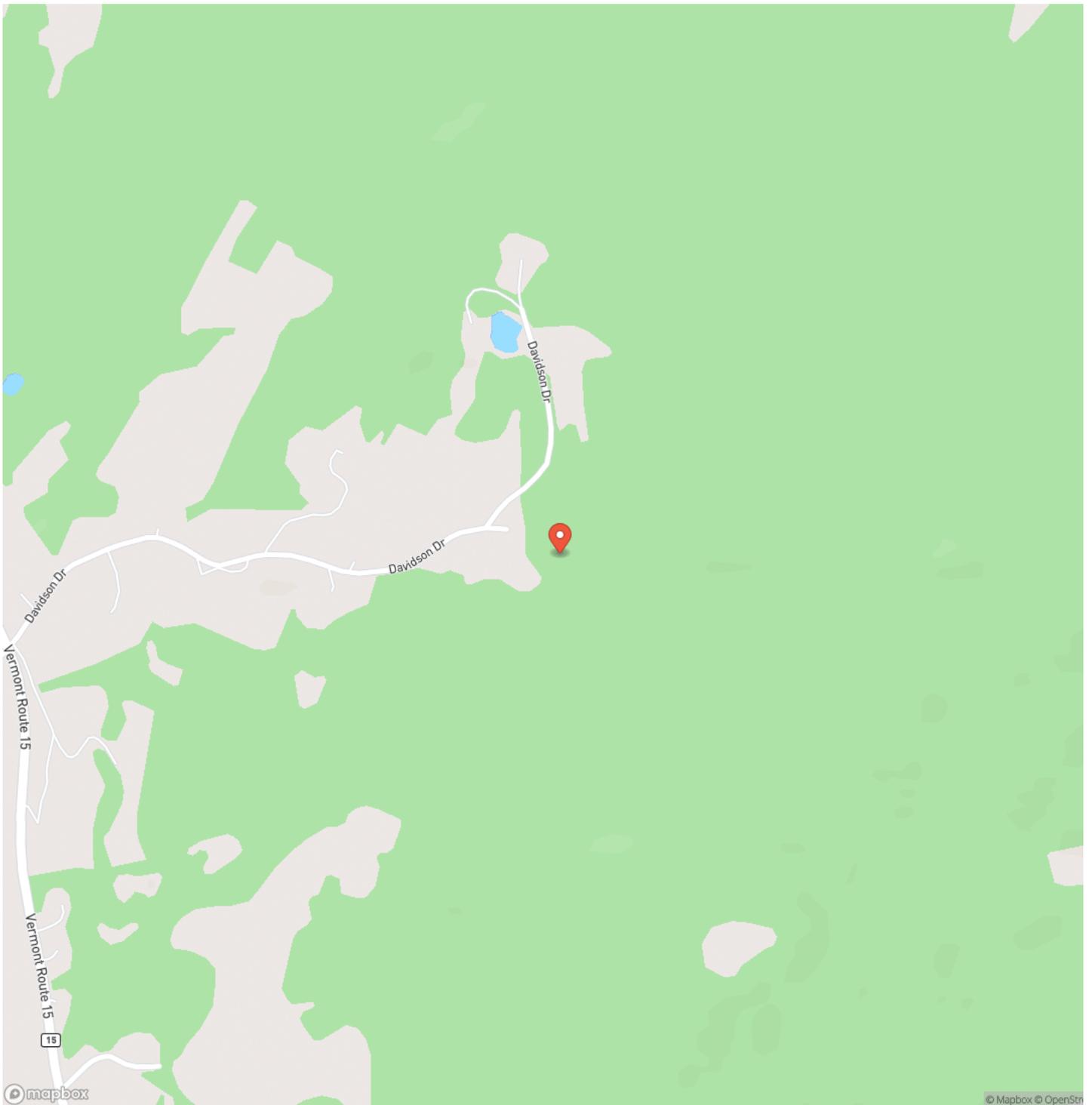
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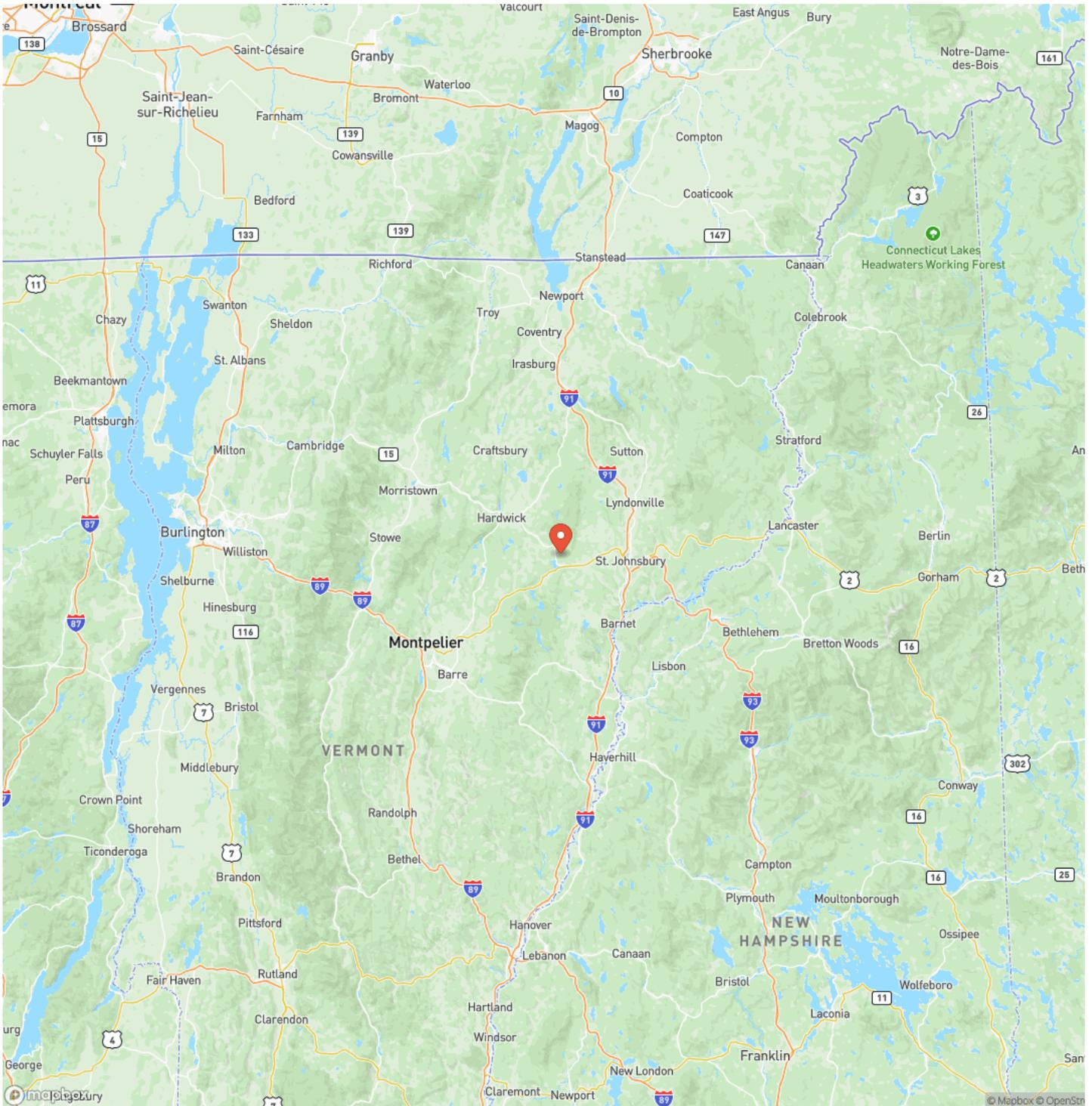
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## Locator Map



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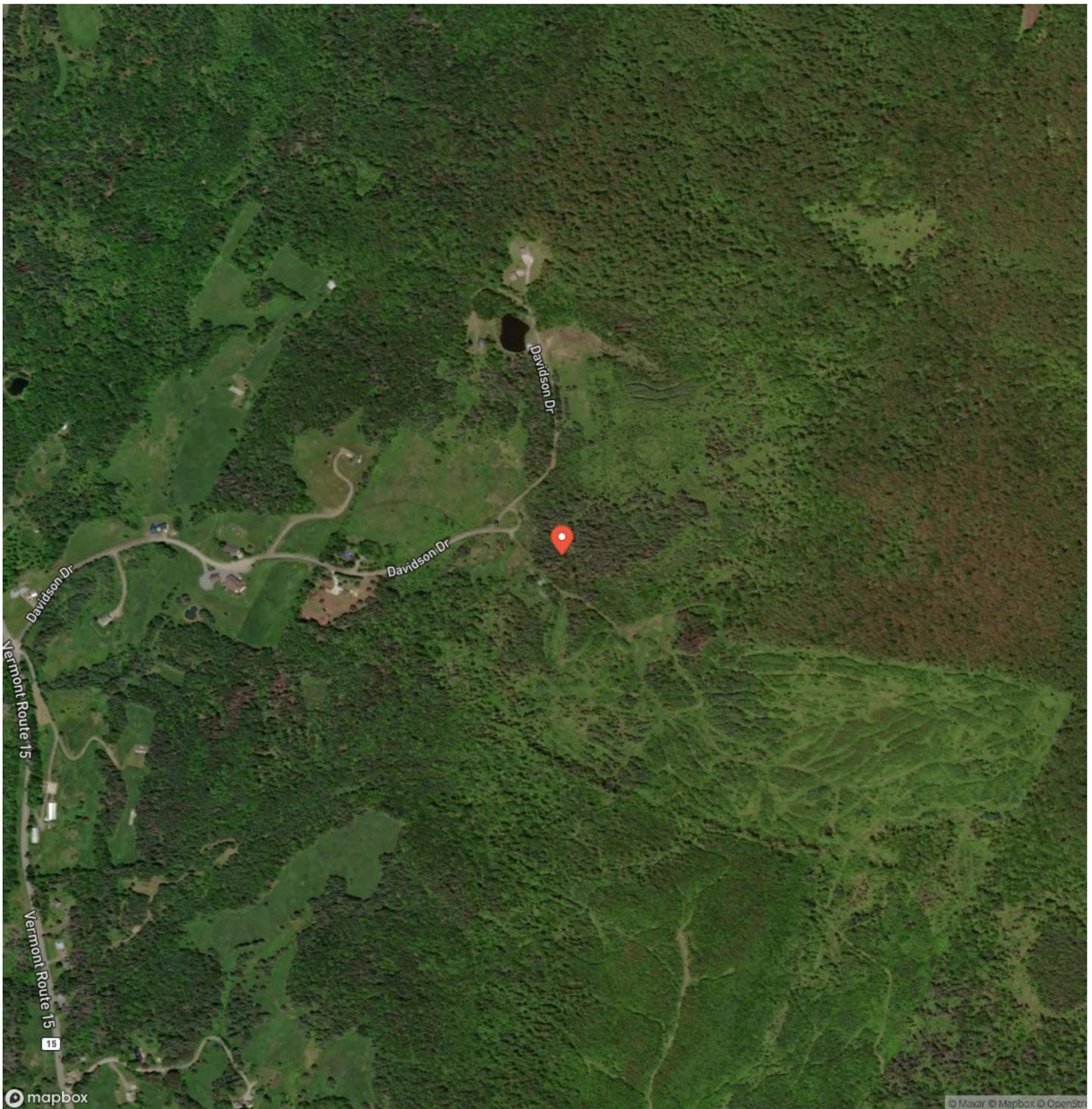


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## Satellite Map



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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 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**  
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