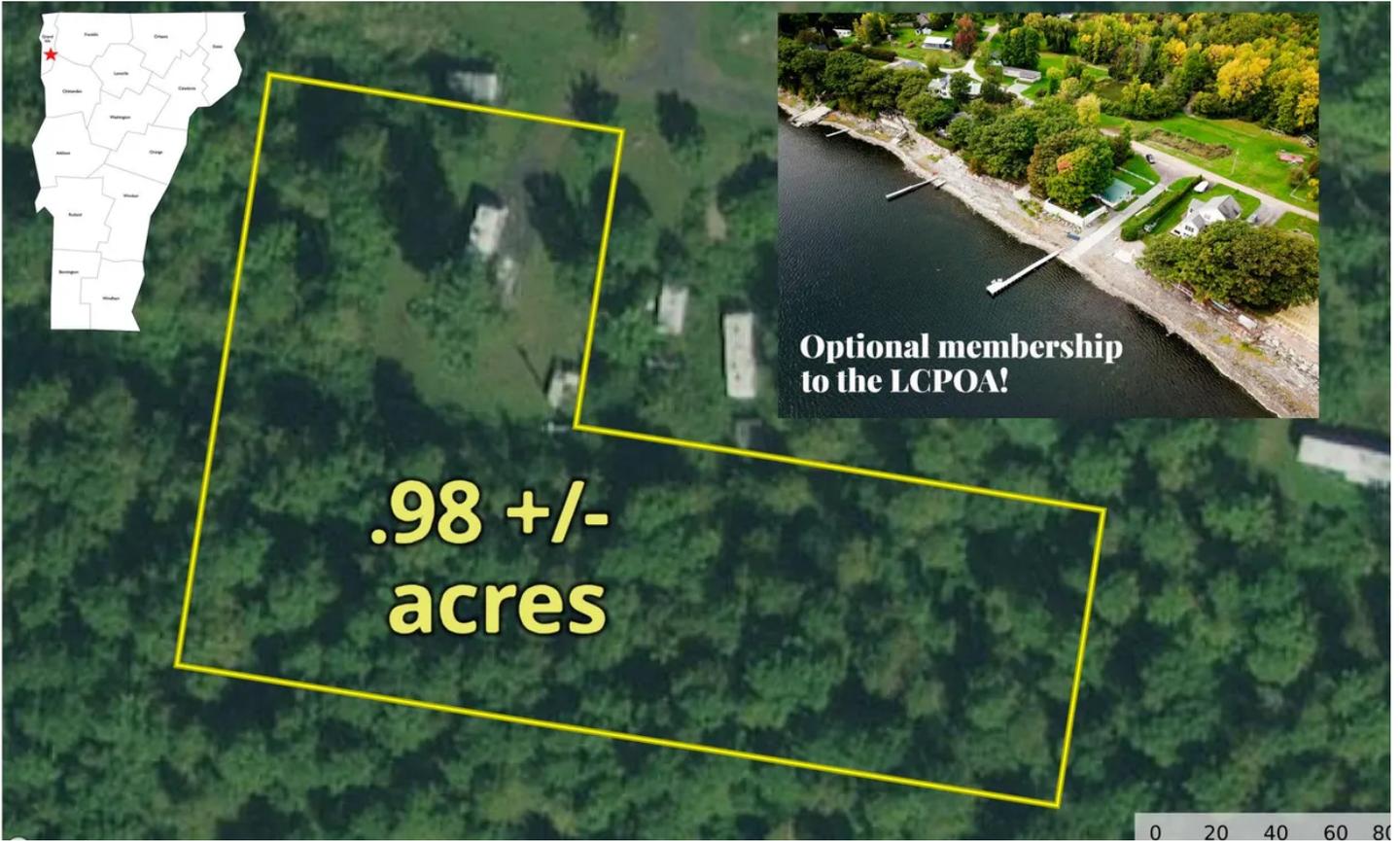


5 Brigantine Road - Grand Isle
5 Brigantine Road
Grand Isle, VT 05458

\$22,000
0.980± Acres
Grand Isle County



5 Brigantine Road - Grand Isle
Grand Isle, VT / Grand Isle County

SUMMARY

Address

5 Brigantine Road

City, State Zip

Grand Isle, VT 05458

County

Grand Isle County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

44.702605 / -73.294517

Taxes (Annually)

824

Acreage

0.980

Price

\$22,000

Property Website

<https://www.landleader.com/property/5-brigantine-road-grand-isle-grand-isle-vermont/43266>



**PREFERRED
PROPERTIES**

**5 Brigantine Road - Grand Isle
Grand Isle, VT / Grand Isle County**

PROPERTY DESCRIPTION

A wonderful opportunity to own a recreational self-contained camper lot with .98 +/- acres in Grand Isle, VT. The property features an existing driveway access leading to a nicely leveled, open area – perfect for BBQs, yard games, or simply relaxing around the fire pit with family & friends. Purchasers must check with the local zoning department, but based on zoning info available, the property appears to be able to support multiple self-contained campers. Power is located on the adjoining property, and high-speed internet, cable TV & phone are all available in the area with Xfinity providing services to nearby homes along Champlain Blvd. The property is accessed from the Frigate Road frontage; Brigantine Road is currently undeveloped. Both Frigate Road & Brigantine Road are privately-owned & maintained. The property is ideally suited as a recreational self-contained camper lot due to the type of soils on the land, which are unlikely to support an on-site septic system. For those looking to take advantage of all Lake Champlain has to offer, there are several nearby boat launches & public fishing locations. This property also conveys with an optional membership to the LCPOA – less than a half mile away – for only \$100 per year. The membership offers access to a private boat launch, dock & boathouse. Imagine enjoying the views of the lake and VT mountain ridgelines from one of the many picnic tables on the boathouse lawn – all without the commotion of a public boat launch!



**PREFERRED
PROPERTIES**

MORE INFO ONLINE:

preferredpropertiesvt.com/

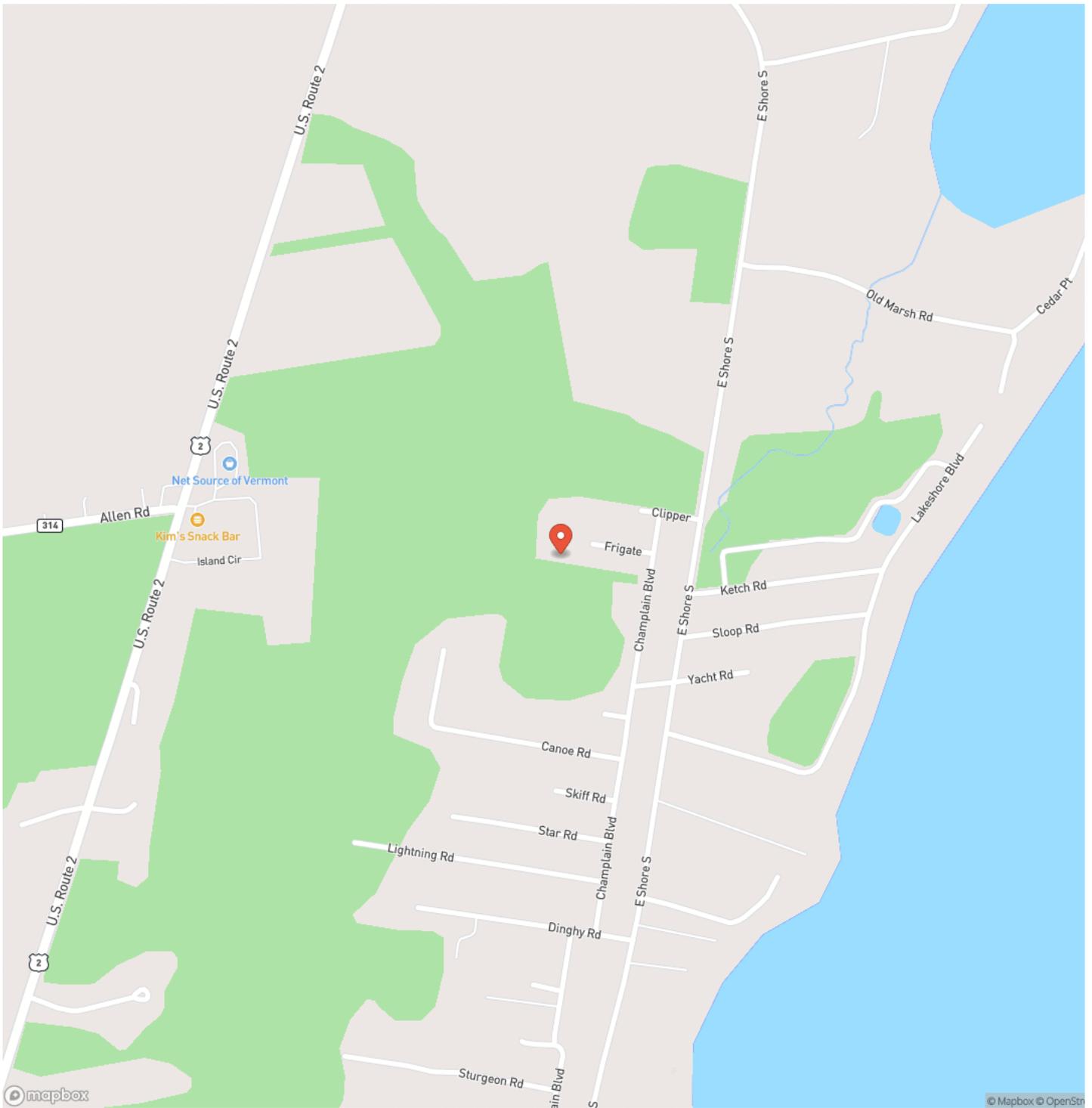
5 Brigantine Road - Grand Isle
Grand Isle, VT / Grand Isle County



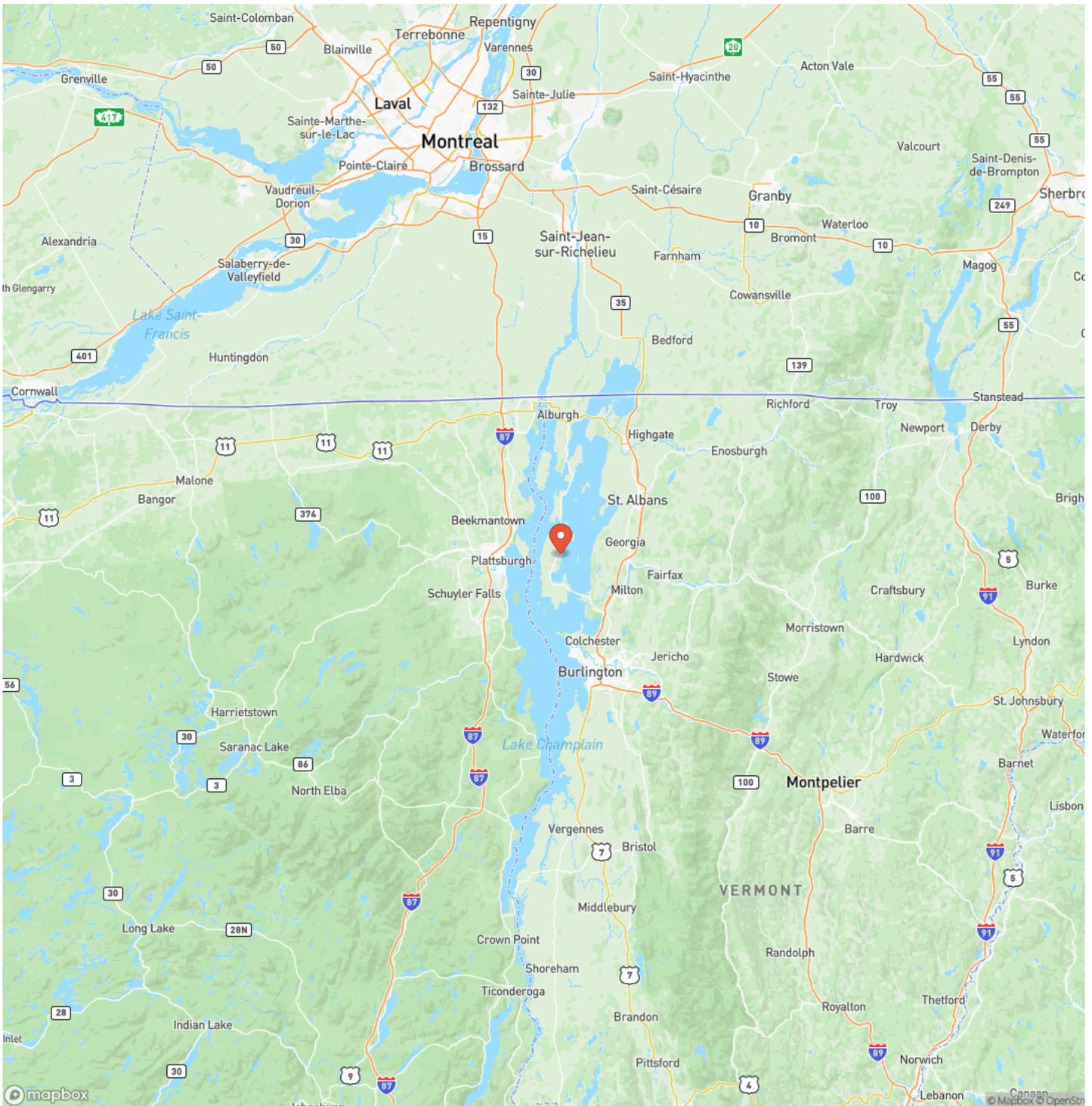
PREFERRED
PROPERTIES

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Locator Map

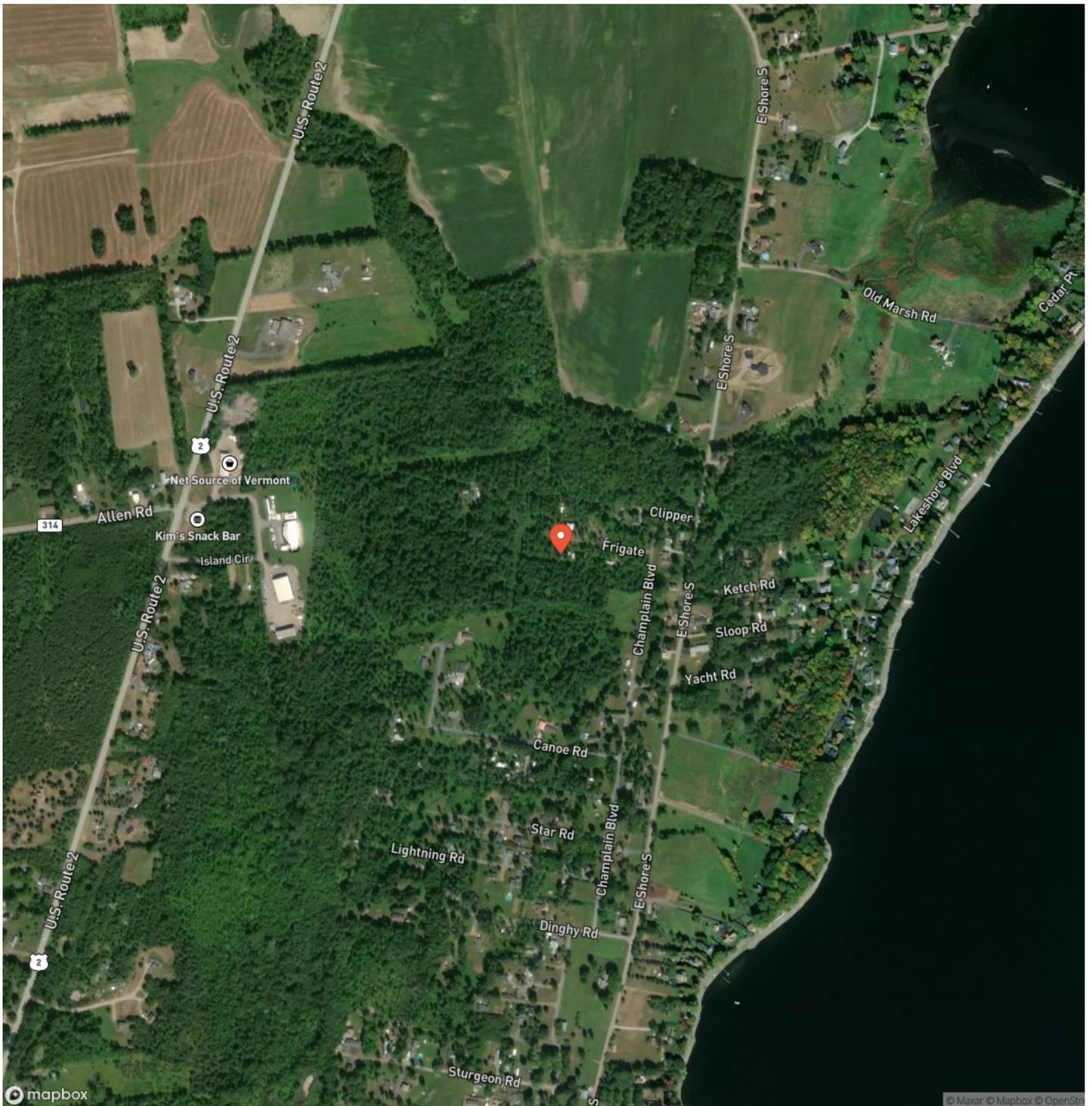


Locator Map



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PROPERTIES

Satellite Map



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PROPERTIES

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 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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