

3 Frigate Road - Grand Isle
3 Frigate Road
Grand Isle, VT 05458

\$35,000
1.400± Acres
Grand Isle County

1.4 +/- total acres

**3 Frigate Road
.98 +/- acres**

**1 Brigantine Road
.42 +/- acres**

FRIGATE

FRIGATE

FRIGATE

FRIGATE

CHAMPLAIN BLVD

CHAMPLAIN BLVD

CHAMPLAIN BLVD

CHAMPLAIN BLVD

CHAMPLAIN BLVD

**BRIGANTINE ROAD
(undeveloped)**

0 50 100 150 200

**Optional membership
to the LCPOA!**



PREFERRED
PROPERTIES

MORE INFO ONLINE:
preferredpropertiesvt.com/

3 Frigate Road - Grand Isle
Grand Isle, VT / Grand Isle County

SUMMARY

Address

3 Frigate Road

City, State Zip

Grand Isle, VT 05458

County

Grand Isle County

Type

Recreational Land

Latitude / Longitude

44.70256 / -73.293343

Taxes (Annually)

2384

Acreage

1.400

Price

\$35,000

Property Website

<https://www.landleader.com/property/3-frigate-road-grand-isle-grand-isle-vermont/43268>



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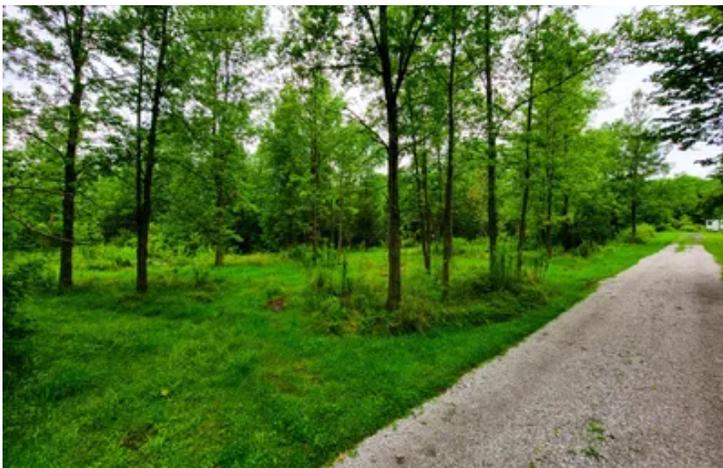
PROPERTY DESCRIPTION

Offering great proximity to Lake Champlain, this affordable 1.4 +/- acre parcel would make an excellent basecamp for your seasonal recreational escapes in Grand Isle, VT! The property consists of two legal parcels being sold together - a 0.42 +/- acre lot & a 0.98 +/- acre. The smaller lot is fully wooded, and the larger lot is about 70% cleared & both are level. The property is ideally suited for a self-contained camper to use as your recreational basecamp in the Champlain Islands. The larger lot is ready for you to mow & place your camper! Purchasers looking to make improvements will need to check with the local zoning department for improvement details. It's our understanding that there is limited capacity available to connect to municipal water; wastewater/septic per state regulations is unlikely & property is being so without septic capacity only. Access to the lots is along the 420' of Frigate Road frontage. The property also offers frontage on the undeveloped Brigantine Road. Both roads are privately-owned & maintained. Frigate Road has several RV & camper sites already developed & used regularly. While the area offers excellent features, like several nearby boat launches & public fishing locations, real standout feature of this property is that it conveys with an optional membership to the LCPOA. For only \$100 per year, the members offers access to a private boat launch, dock & boathouse less than one mile away! Your dream recreational escape awaits!



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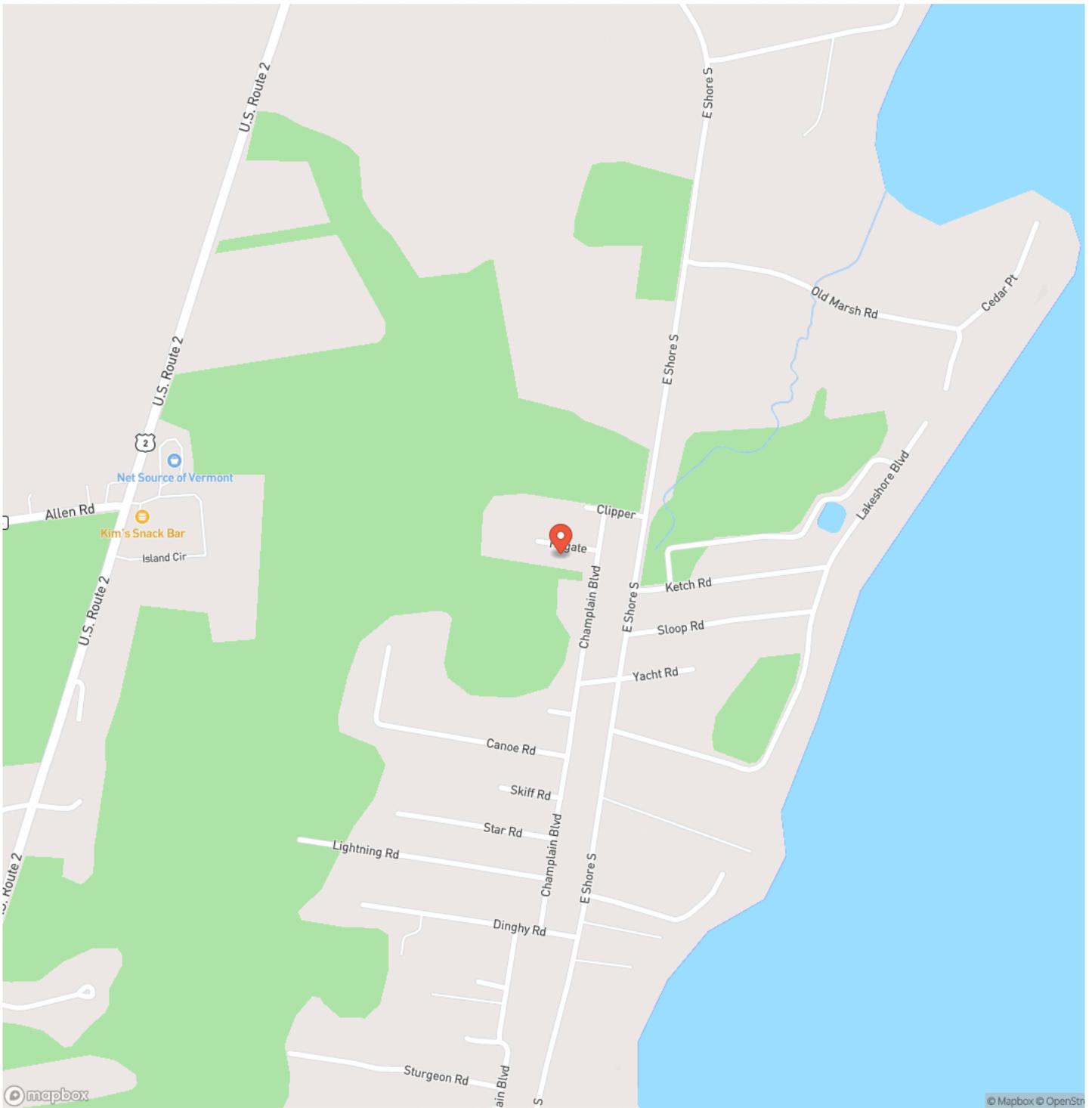
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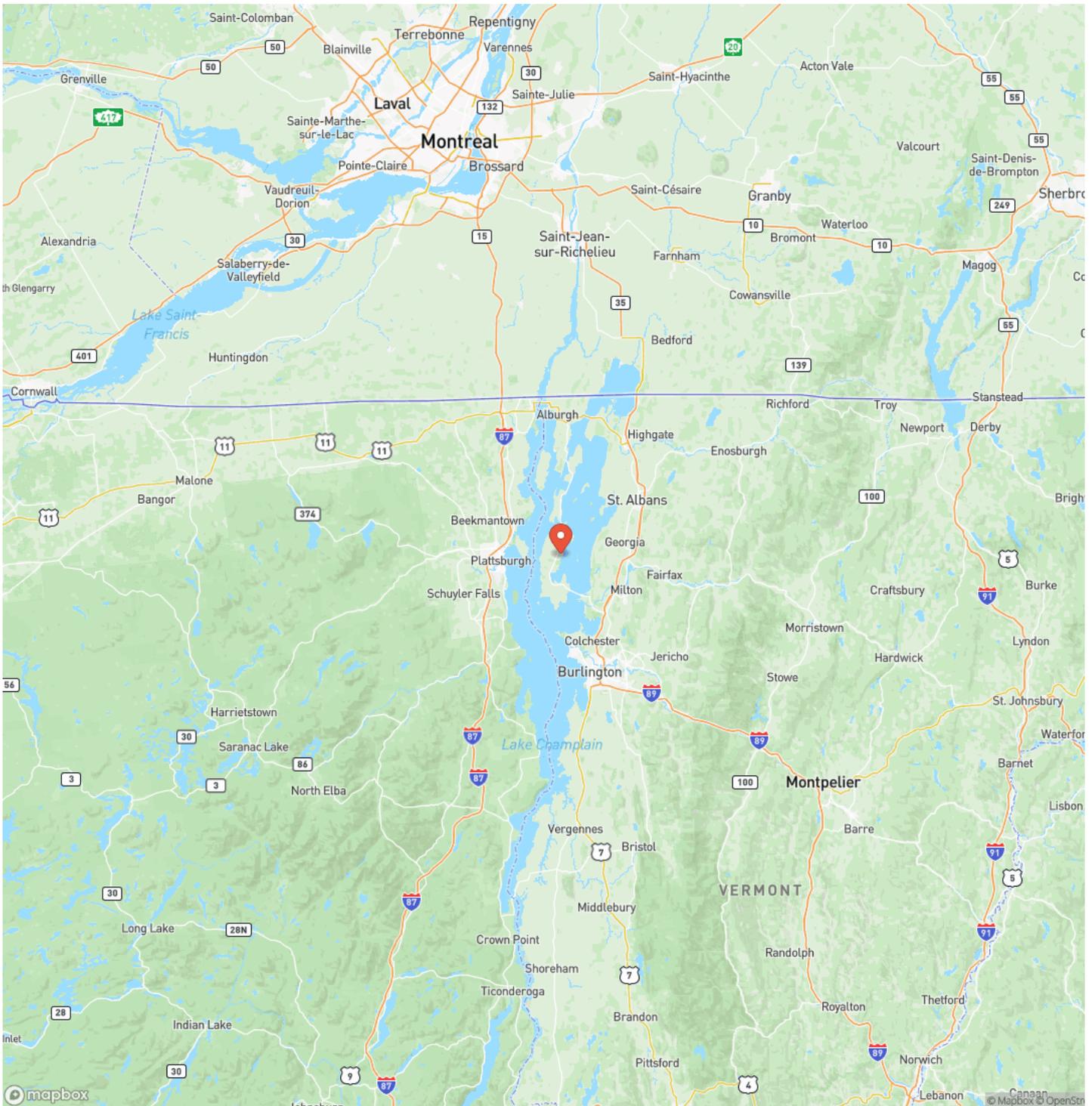
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Locator Map



Locator Map

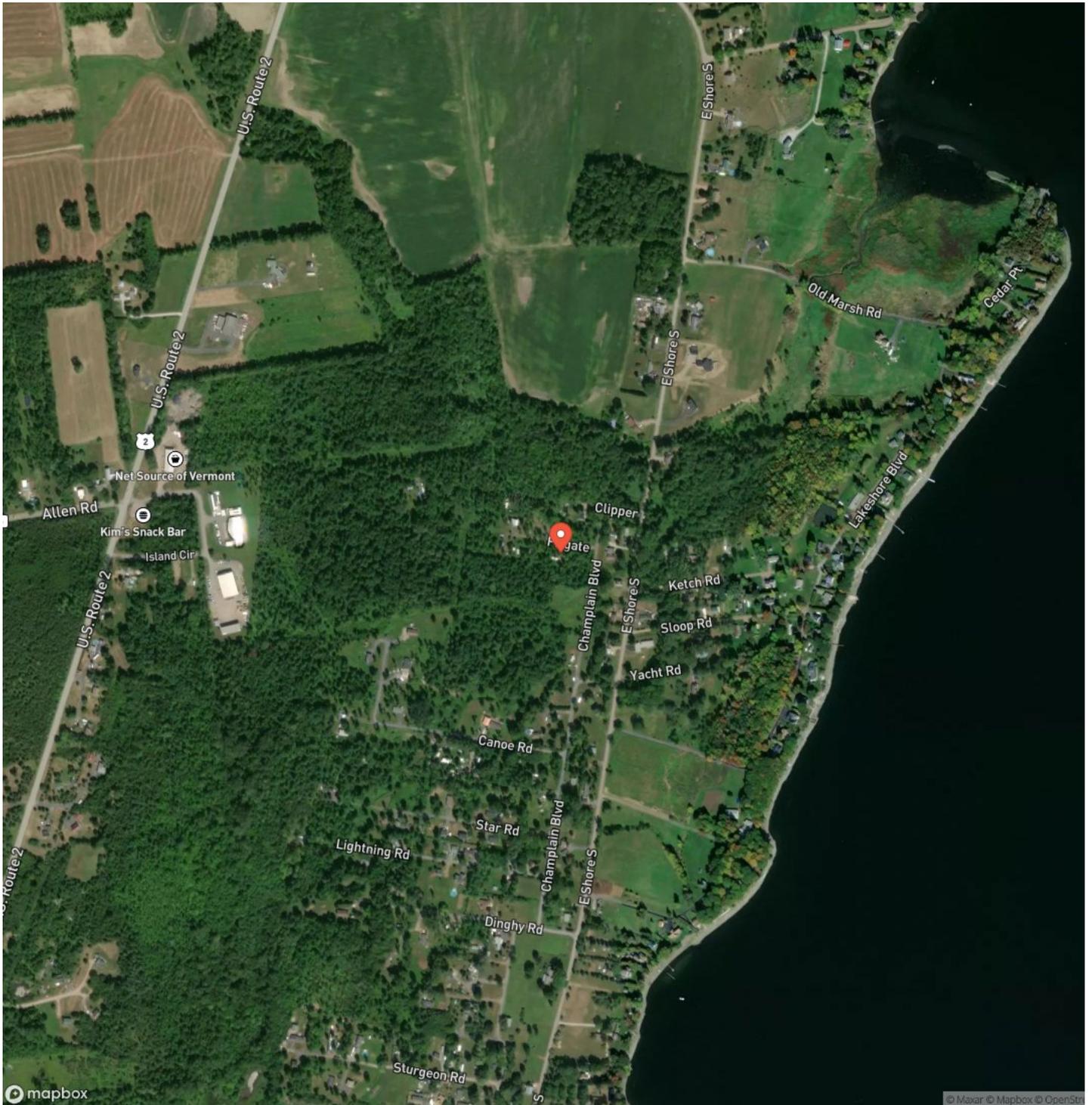


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Satellite Map



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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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