

4547 Route 74 - Shoreham
4547 Route 74
Shoreham, VT 05770

\$185,000
45± Acres
Addison County



PREFERRED
PROPERTIES

4547 Route 74 - Shoreham
Shoreham, VT / Addison County

SUMMARY

Address

4547 Route 74

City, State Zip

Shoreham, VT 05770

County

Addison County

Type

Undeveloped Land, Residential Property, Recreational Land

Latitude / Longitude

43.942607 / -73.259631

Taxes (Annually)

1890

Acreage

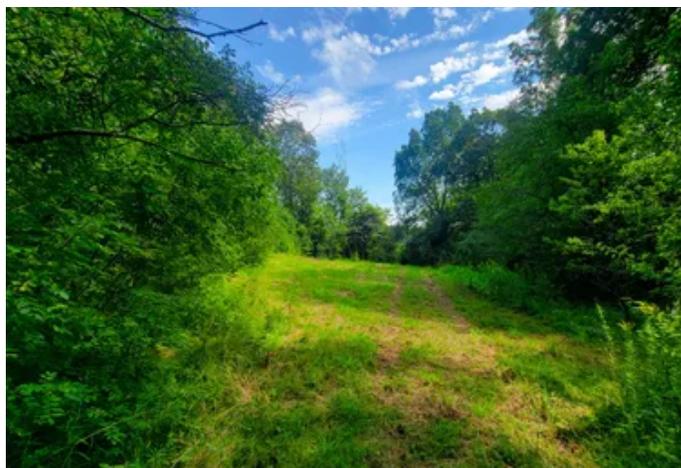
45

Price

\$185,000

Property Website

<https://www.landleader.com/property/4547-route-74-shoreham-addison-vermont/44453>



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PROPERTY DESCRIPTION

Pinnacle Forest in Shoreham & Bridport, VT is a 45 +/- acre spectacle of beauty amidst the Addison County farming community! The prop features over 2000' +/- along the Lemon Fair River & amazing views of Adirondack Mountains. The road frontage has a gentle slope up to two antique barns. An old farmhouse burned & was removed, but there exists a state wastewater permit for the continued use of the existing artesian well & 4-bedroom septic system. This site overlooks the Lemon Fair Sculpture Park with public walking paths. Above the homestead, there is an extensive set of walking/ATV/horse trails that bring you up an amazing rock plateau that sits high above the flat farmland of the county. These trails are NOT steep, and you will experience an amazing forest of hickory, oak, apple & maple. The trails access most of the property, were just bush hogged & are ready for you to explore. A house site on the second cleared slope or west side the pinnacle would offer great Adirondack views. From there, the cliffs drop vertically 100' to the river. These shear rock walls will be wonderful for the climbing enthusiast & are beautiful to view. To the north, there is a large fallow field along the river. VT 74 is a state pav road & utilities are at the driveway including highspeed internet. Short drive to Middlebury for major shopping, medical & restaurants. If are looking for a truly unique get-away in VT that your friends & family will swoon over, then come explore today!

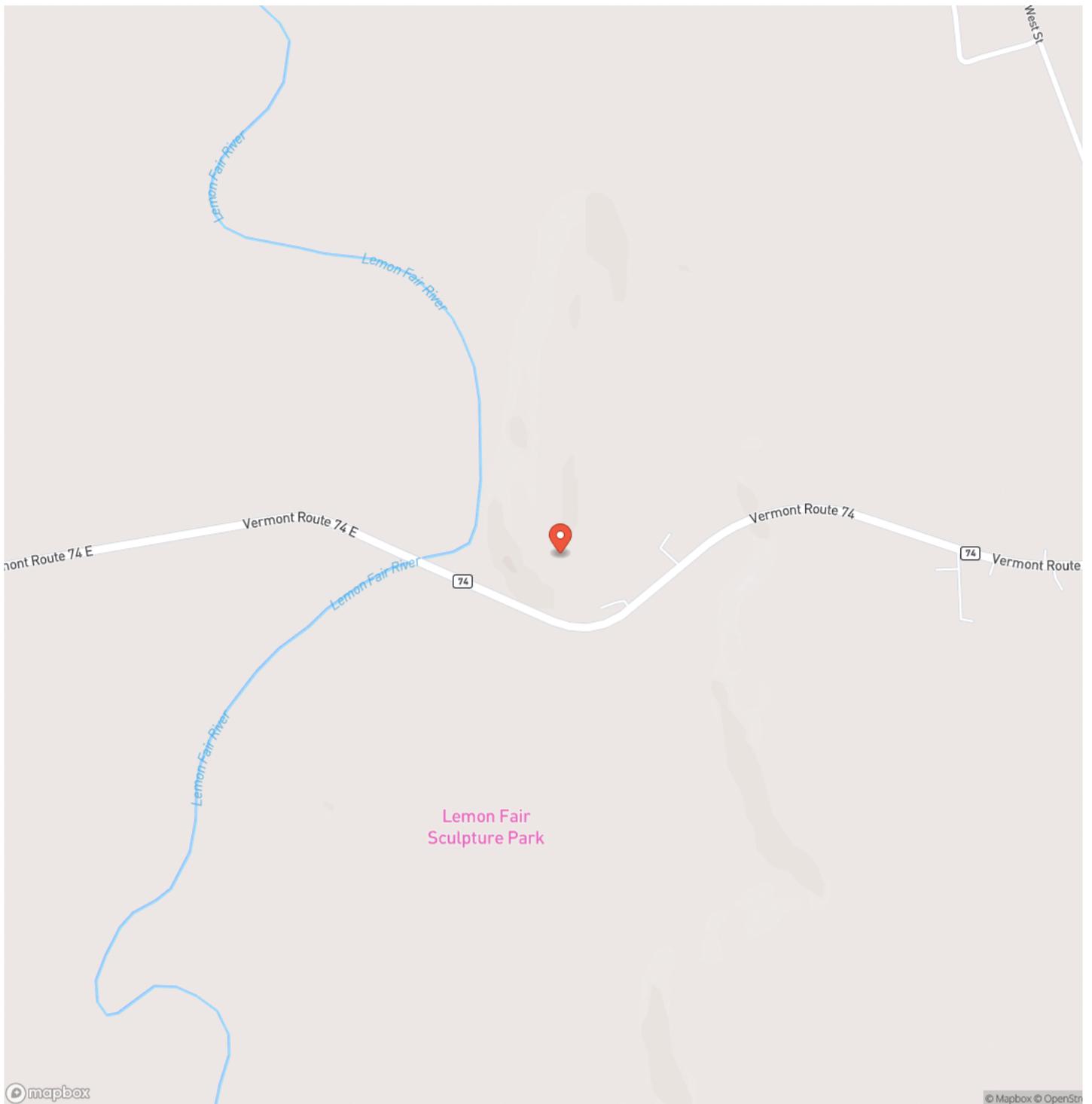


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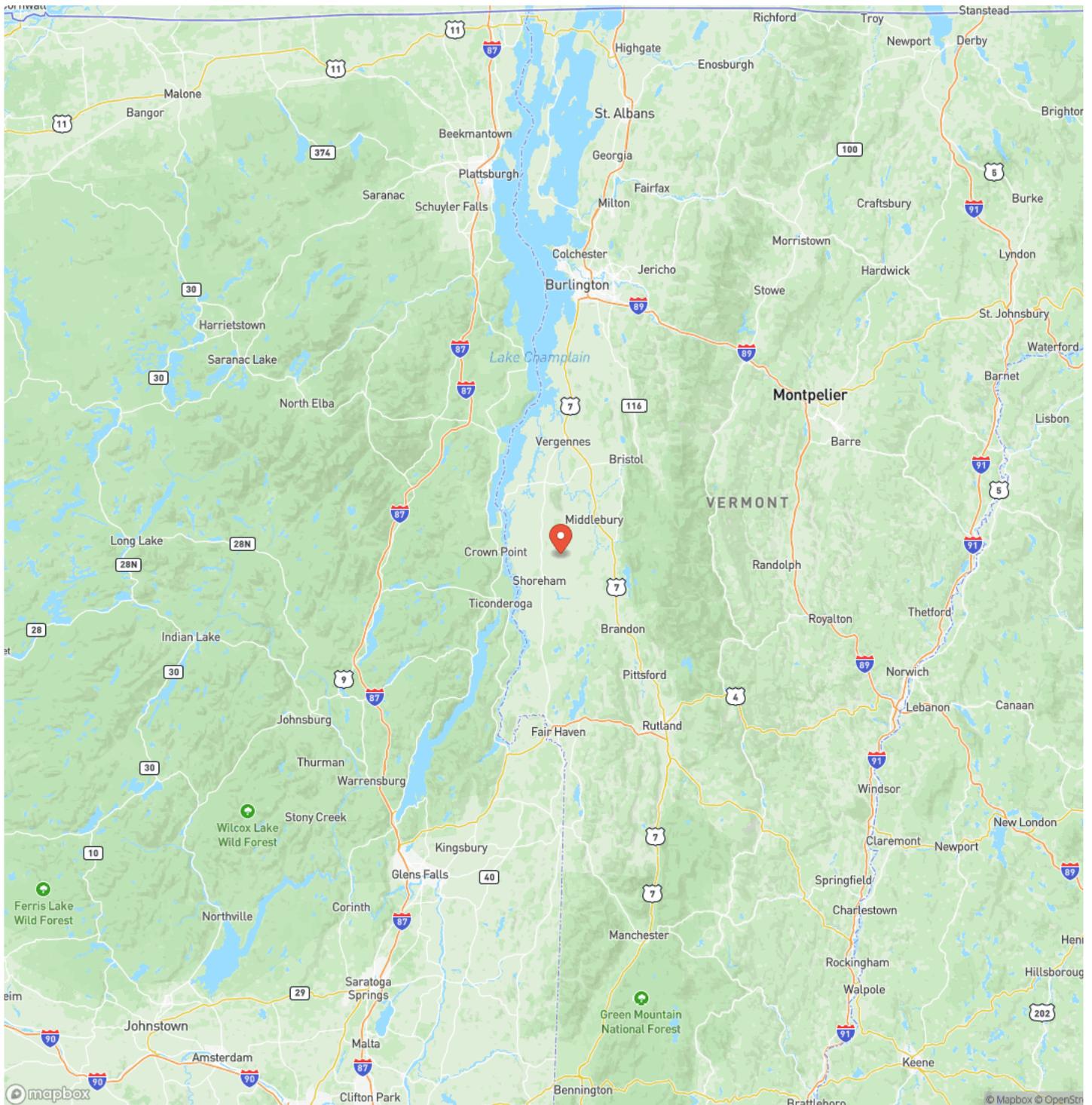
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Locator Map



Locator Map



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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 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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MORE INFO ONLINE:

preferredpropertiesvt.com/

Preferred Properties
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