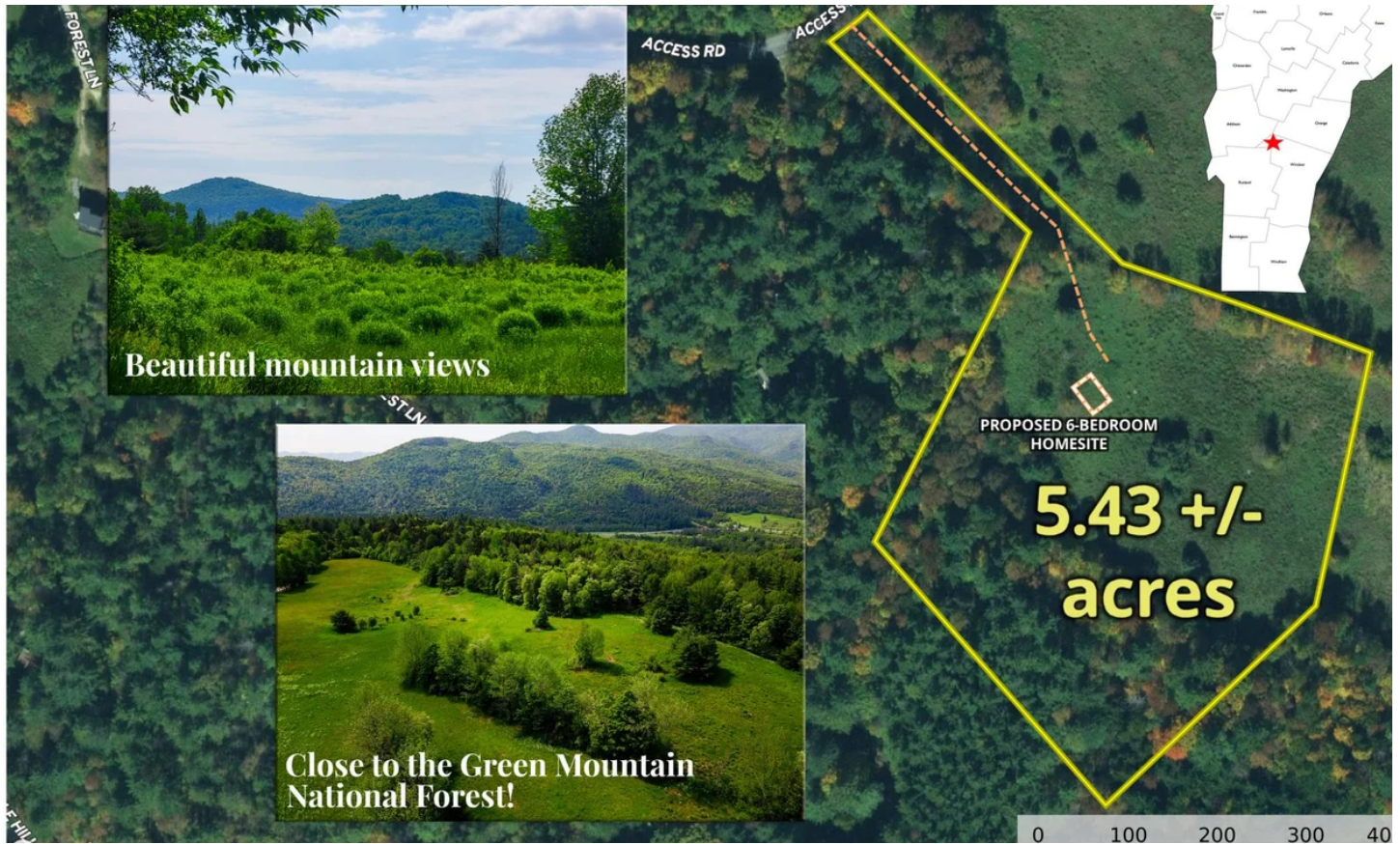


342 Access Road - Rochester  
342 Access Road  
Rochester, VT 05767

**\$90,000**  
5.430± Acres  
Windsor County



PREFERRED  
PROPERTIES



**342 Access Road - Rochester**  
**Rochester, VT / Windsor County**

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**SUMMARY**

**Address**

342 Access Road

**City, State Zip**

Rochester, VT 05767

**County**

Windsor County

**Type**

Residential Property, Undeveloped Land, Lot

**Latitude / Longitude**

43.860708 / -72.836954

**Taxes (Annually)**

1652

**Acreage**

5.430

**Price**

\$90,000

**Property Website**

<https://www.landleader.com/property/342-access-road-rochester-windsor-vermont/38821>



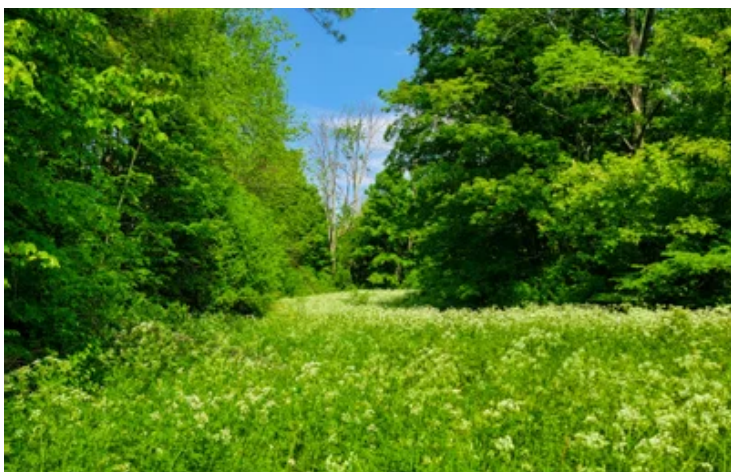
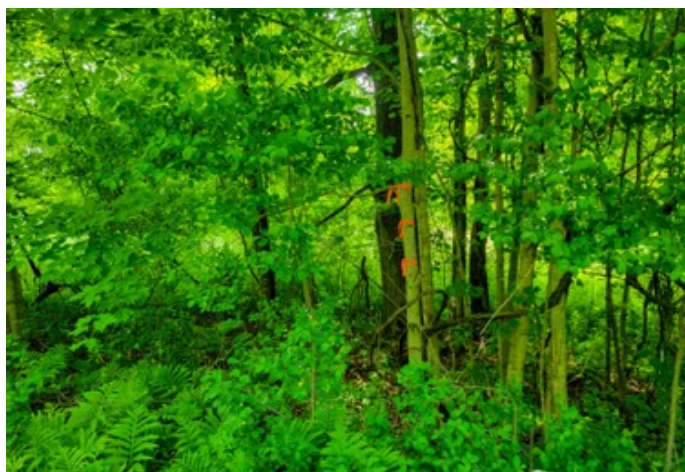
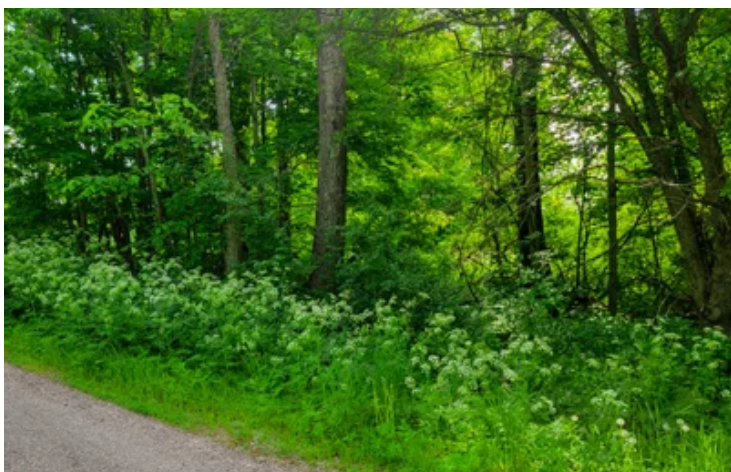
**PREFERRED  
PROPERTIES**

**PROPERTY DESCRIPTION**

Located in the heart of Vermont winter & summer recreation, here's a great opportunity to claim your 5.43 +/- acre building lot with mountain views in Rochester, VT! The property conveys with a state-issued wastewater permit for a proposed 6-bedroom homesite set tucked away from the paved, town plowed and maintained Access Road frontage. Offering easy access to swimming, rivers, golf, mountain biking, snowmobiling & major ski resorts - what is not to love! The property is just a half mile away from conserved, GMNF land that features walking and cross-country skiing trails for your year-round recreational enjoyment. Killington & Okemo Ski Resorts are to the south with Sugarbush & Mad River Glen to the north. The property is part of a 4-lot subdivision and conveys subject to protective covenants that ensure a cohesive and well-maintained development. Underground power is located on an adjoining property; overhead power is located along Access Road's intersection with Austin Hill Road. EC Fiber internet is available to existing homes off Access Road and makes this an ideal, future work-from-home location. 45 minutes to Middlebury and an hour to White River Junction. Come experience what it's like to be in the heart of Vermont! One additional lot consisting of 3.11 +/- acres that adjoins this property is also available.







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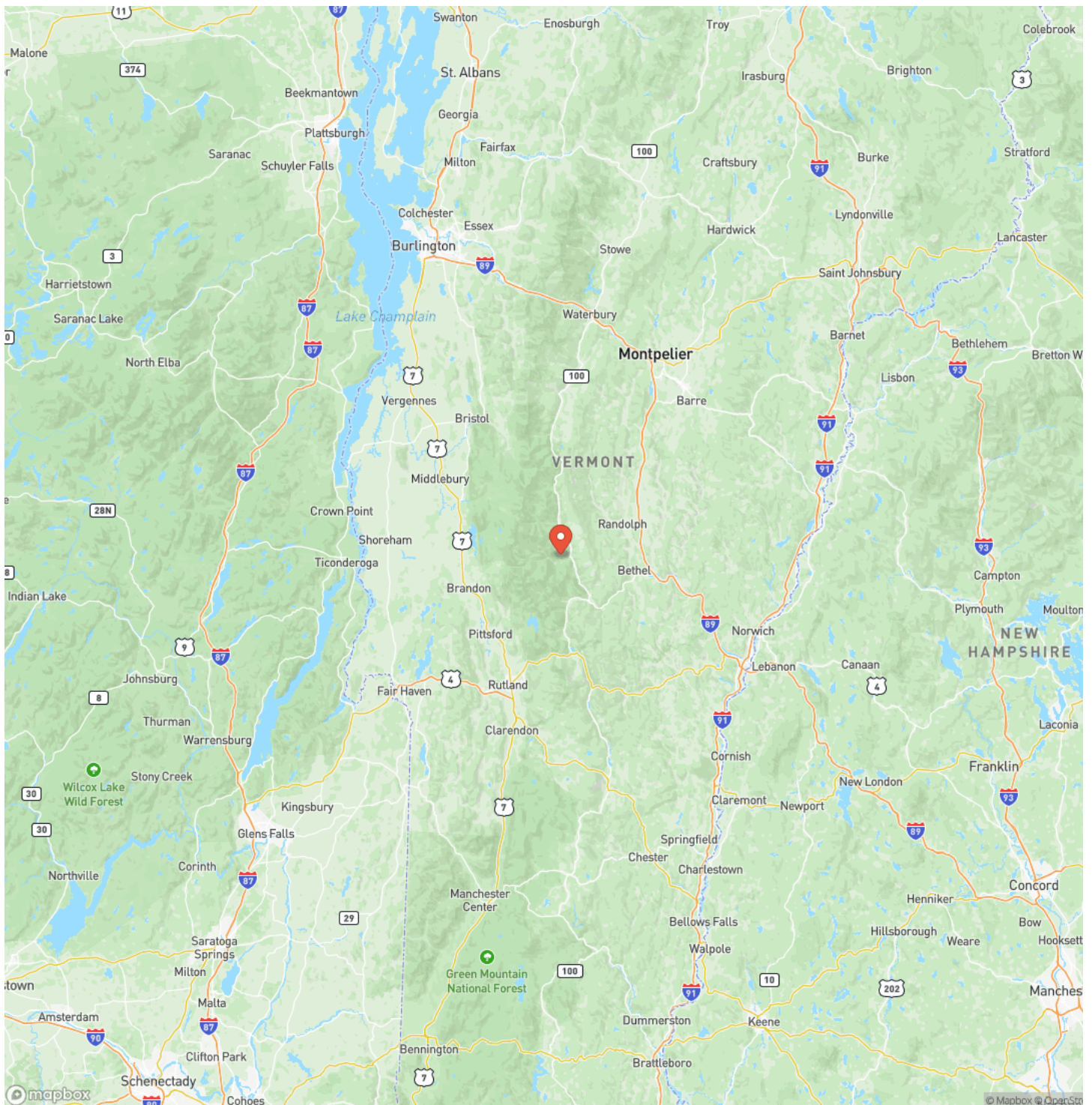
## Locator Map



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## Locator Map



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## Satellite Map



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**342 Access Road - Rochester**  
**Rochester, VT / Windsor 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



## PREFERRED PROPERTIES

**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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**Preferred Properties**  
149 Knight Lane  
Williston, VT 05495  
(800) 557-8186  
[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)

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PROPERTIES**