

1545 Middle Road - Bridport  
1545 Middle Road  
Bridport, VT 05734

**\$112,500**  
7.500± Acres  
Addison County



PREFERRED  
PROPERTIES

**1545 Middle Road - Bridport**  
**Bridport, VT / Addison County**

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**SUMMARY**

**Address**

1545 Middle Road

**City, State Zip**

Bridport, VT 05734

**County**

Addison County

**Type**

Residential Property, Undeveloped Land, Lot

**Latitude / Longitude**

43.97754 / -73.343609

**Taxes (Annually)**

2176

**Acreage**

7.500

**Price**

\$112,500

**Property Website**

<https://www.landleader.com/property/1545-middle-road-bridport-addison-vermont/44555>



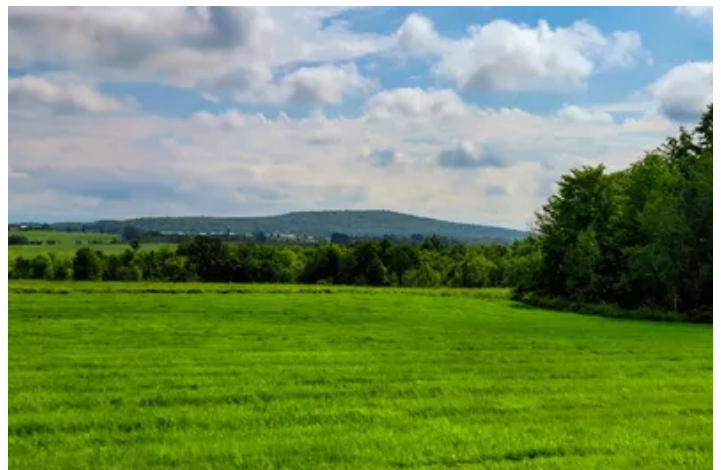
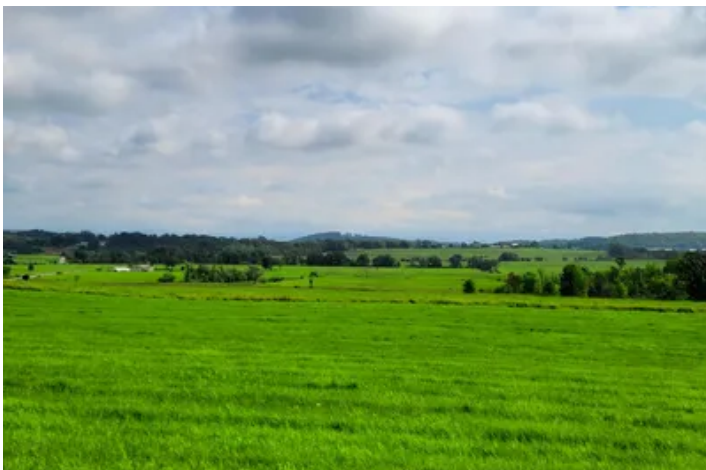
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**PROPERTY DESCRIPTION**

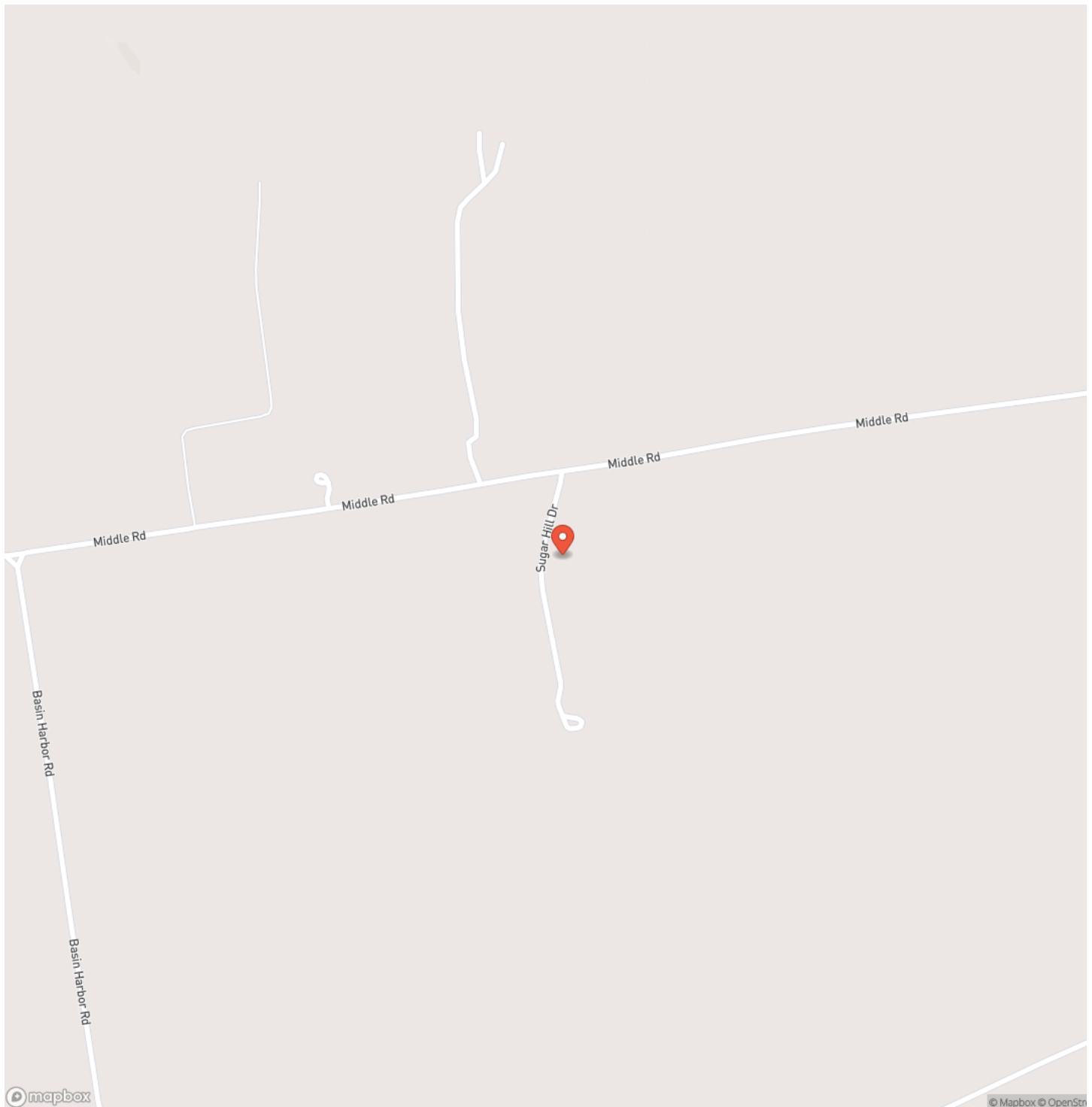
Come experience the idyllic farming community of Bridport, VT on this 7.5 +/- acre building lot. The lot is currently an open farm field with a very gentle slope that is hayed regularly. It offers nice distant views of the mountains to the northeast. There is a septic/well permit for a 3-bedroom residential system in process, and this will be provided before closing. The property has road frontage on a paved town-maintained road; buyer will determine where to bring in the driveway off Middle Road. Utilities are across the road frontage, and high-speed internet is available. Town water is available on Middle Road, but a private drilled well may be more economically feasible depending on the house placement; buyers to do their own due diligence. Lot was recently subdivided, approved by the town, and is fully surveyed and marked. This lot should be very easy and straight forward to develop for your future country home! The town of Bridport is nestled on Lake Champlain with public access points close by for your boating, fishing, and recreational pleasure. Only 20 minutes to Middlebury, VT, a well-known college town with major shopping, entertainment, and hospital. Approximately 1 hour from Burlington and the airport. Lot is in Current Use tax reduction; at closing, it will be removed, and the change use tax paid by the seller. Two other lots available - each with their unique features - reference MLS #4968297 & 4968320.





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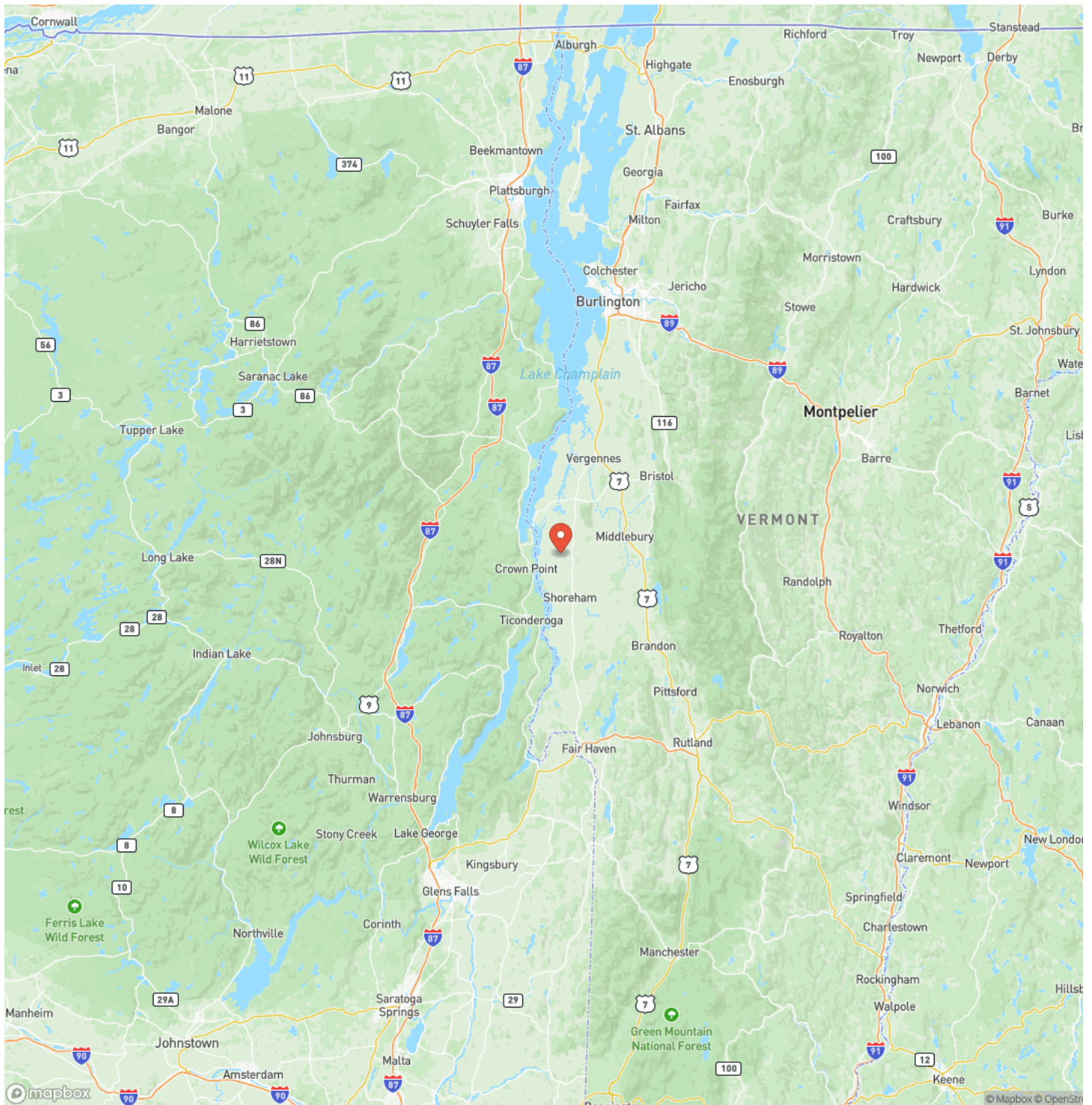
## Locator Map



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## Locator Map



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## Satellite Map



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

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