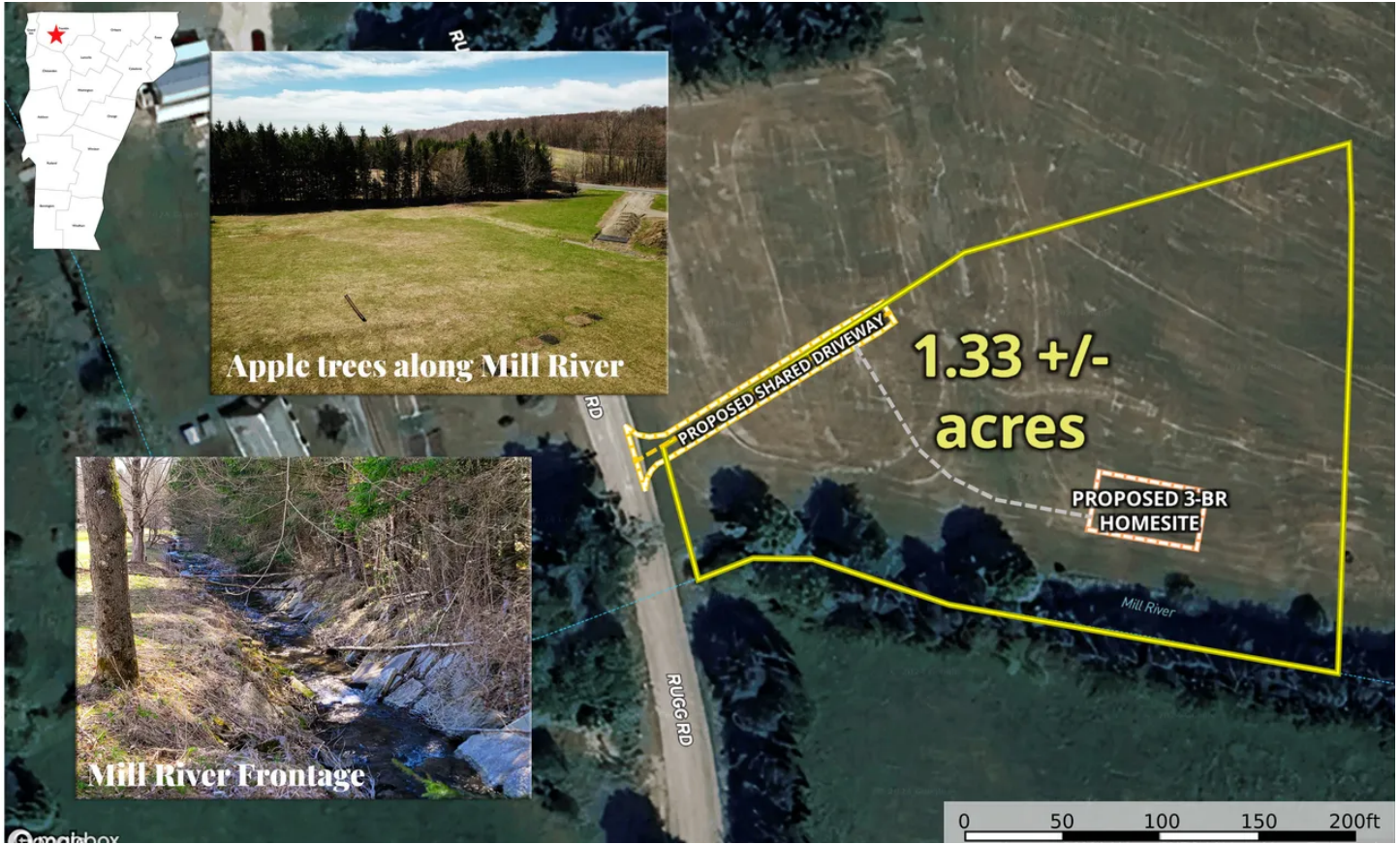


201 Rugg Road - Fairfield  
201 Rugg Road  
Fairfield, VT 05455

**\$95,000**  
1.330± Acres  
Franklin County



PREFERRED  
PROPERTIES



**201 Rugg Road - Fairfield**  
**Fairfield, VT / Franklin County**

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**SUMMARY**

**Address**

201 Rugg Road

**City, State Zip**

Fairfield, VT 05455

**County**

Franklin County

**Type**

Residential Property, Undeveloped Land, Lot

**Latitude / Longitude**

44.786589 / -73.038291

**Acreage**

1.330

**Price**

\$95,000

**Property Website**

<https://www.landleader.com/property/201-rugg-road-fairfield-franklin-vermont/54734>



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PROPERTIES**

**PROPERTY DESCRIPTION**

Just 5 minutes away from downtown St. Albans & I-89, come imagine your dream 3-bedroom country home on this beautiful 1.33 +/- acre building lot in Fairfield, VT! The property conveys with a state-issued wastewater permit for a proposed homesite set to the rear of the property. The shared portion of the driveway has been installed & connects to year-round maintained town gravel road. The property offers an open, level field with views of a large pasture to the east & the tail-end of a small farm to the west. One side of the lot is bordered by a brook, so you'll hear its tranquil sounds from your future deck! Privacy from the south is created by a huge hedgerow on the backside of the brook. You'll enjoy excellent proximity to not only town amenities & employment opportunities but recreation too with the 100 Acre Woods hiking trail, St. Albans Reservoir & Fairfield Swamp Wildlife Management Area all minutes away. Power crosses the driveway & the seller indicates a proposed utility pole will be just off the edge of the driveway. A utility easement will convey to allow utilities to extend to the homesite from that pole. Part of a 2-lot subdivision, the property conveys with a 50' wide, shared right-of-way for the driveway off Rugg Road. Consolidated offers high-speed internet, Cable TV & telephone services to nearby homes, and Fidium is actively expanding its fiber optic services to the area. Just 12 minutes to recreation on Lake Champlain & 30 minutes to Burlington!



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PROPERTIES**





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PROPERTIES

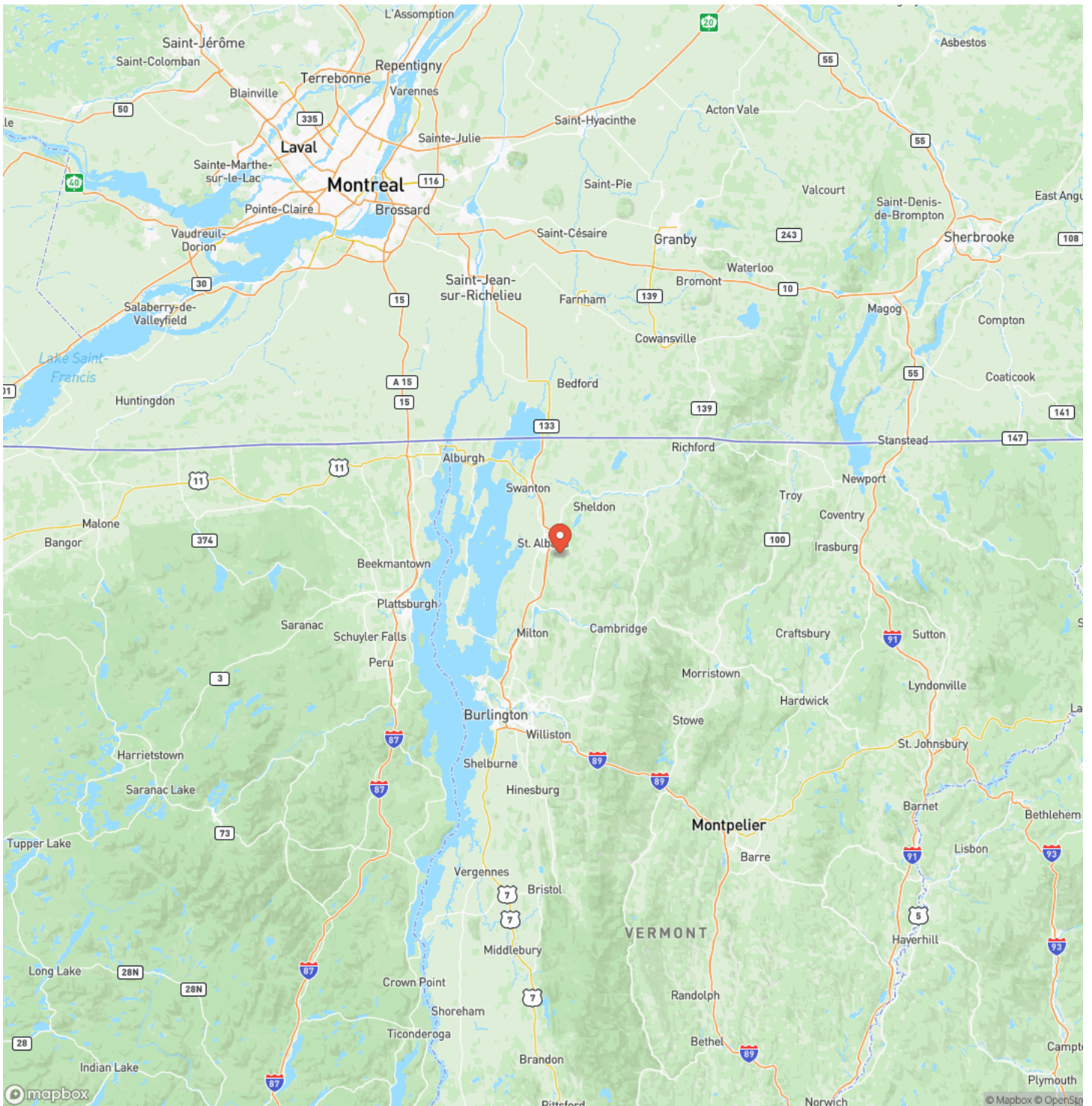
## Locator Map



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## Locator Map



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## Satellite Map



**201 Rugg Road - Fairfield**  
**Fairfield, VT / Franklin 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/**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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  
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