

# Utility & Property Information

- GPS Address:** 1735 South Rd, Bradford, VT 05033. \*For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.
- Directions:** From VT-25 turn onto South Rd, property will be on the left, see real estate sign. Property is across from Old Stage Coach Rd, where it may be best to park.
- Taxes:** Town of Bradford — \$1,787.44 (2025 Non-Homestead Value).
- Zoning:** Residential Zoning District  
Access the [Bradford Zoning Regulations](#) for further information. The Bradford Zoning Department may also be contacted at 802-222-4727 ex. 215 with any additional questions.
- Power:** Green Mountain Power — utility pole #7/80 – 6/45” is located near the middle of the road frontage. No formal estimate can be provided until a power service application is submitted and a site visit has been conducted. For more information, please contact the GMP new service line at 888-835-4672.
- Septic/Water:** Initial professional soil testing has been completed in June 2025 and has indicated the feasibility of “likely to receive permit” for a 3-bedroom single family residence served by a mound wastewater system. Feasibility report attached.
- A drilled well is typical for the area and the ability to drill one is generally included in the State wastewater permit approval.
- Brook:** Rowell Brook runs through the southwestern corner of the property.
- Flagging:** The approx. road frontage locations have been marked with red triple flagging.
- Road:** South Rd is a year-round, town maintained and plowed road.
- Services:** Spectrum offers high-speed cable internet, TV and phone in the area.

***Disclaimer:***

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