

# Utility & Property Information

- GPS Address:** 4440 Big Hollow Rd, Straksboro, VT 05487. \*For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future. This address will guide you just north of the driveway, please see real estate sign for access point.
- Directions:** From VT-116 in downtown Straksboro, turn onto Big Hollow Rd, travel approx. 4.5 miles to driveway, see real estate sign. Driveway gated, but plenty of space to park.
- Taxes:** Town of Straksboro — \$1,802.88 (2025 Non-Homestead Value). Property is surveyed at 2.98+/-, however it's taxed at 6.61+/- acres, the additional acreage is the portion of the common land this lot has tax responsibility for. There is 18.32+/- acres of common land between the five building lots (four have been developed on Meadows Edge Rd).
- Zoning:** Low Density Residential and Commercial district.  
Access the [Straksboro Zoning Regulations](#) for further information. The Straksboro Zoning Department may also be contacted at 802-453-2768 with any additional questions.
- Power:** Vermont Electric Coop — utility pole #HIS – 87AC - 3 is located adjacent to the driveway. Call VEC for more information at 802-635-2311.
- Water:** WW-9-0978-1 — Approved for the construction of a drilled well to service a three-bedroom single family residence.
- Septic:** WW-9-0978-1— Approved wastewater system permit for the proposed construction of a new three-bedroom, single family residence, serviced by a shared on-site subsurface wastewater disposal system. Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design. Seller has marked a trail with red flagging tape to the outlet pipe along the property boundary.
- Association:** Property is subject to protective covenants and association by-laws for Meadows Edge Homeowners Association. These can be found in the Supporting Documents and Maps file attached to the listing.

**Common Land:** Approx. 18.32 acres of common land exists between Big Hollow Rd and Shaker Hill Rd for the benefit of the association landowners. This is also where the shared wastewater system exists. Please see covenants and by-laws within the Supporting Documents & Maps file for further details.

**Flagging:** Property is flagged with corner stakes and red flagging. The seller has marked a trail to the septic outlet pipe with red flagging.

**Road:** Big Hollow Rd - year-round, town maintained and plowed road.

**Services:** Waitsfield and Champlain Valley Telecom offer high speed cable internet, phone and TV in the area.

***Disclaimer:*** *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. Furthermore, no piece of vacant land should ever be considered guaranteed buildable, and none of the information contained herein should be interrupted or misconstrued to that effect. Purchasers are fully responsible for acquiring their own local and state permits or approvals that may be required in order to develop a piece of vacant land. No responsibility will be assumed for decisions and offers made from this information.*