

Utility & Property Information

- GPS Address:** 350 Hinton Hill Rd, Westmore, VT 05860. *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-5A, turn onto Hinton Hill Rd, travel approx. 1/3 of a mile, see real estate sign and farm road access on the right. Park along road frontage and access by foot.
- Taxes:** Town of Westmore — \$1,458.44 (2024 Non-Homestead Value). Property is currently taxed as part of a larger parcel. We have estimated the tax value utilizing town data. The seller has removed the 5.5+/- acres from the Current Use program.
- Zoning:** Town of Westmore.
There are no zoning districts in Westmore, the entire town is considered multi-use.
Access the [Westmore Zoning Regulations](#) for further information. The Westmore Zoning Department may also be contacted at 802-525-8872 with any additional questions.
- Power:** Barton Electric — utility pole #11 is located near the southern corner of the property. Additionally, a new utility pole has been installed along the road frontage of the property on Hinton Hill Rd. As of mid-May 2025, it does not appear to have service installed, however, Barton Electric indicates they are hoping to install the service in 2025. Barton Electric can be contacted for further info at: 802-525-4747
- Services:** In speaking with Barton Electric, it was indicated that Xfinity Fiber highspeed internet will be available via the same poles along the road frontage.
- Septic:** WW-7-6277— Approved wastewater system permit for the proposed construction of a new four-bedroom, single family residence, serviced by on-site wastewater disposal system Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design.

Water: WW-7-6277 — Approved potable water supply permit for the proposed construction of a new four-bedroom, single family residence, serviced by on-site potable water supply using a drilled or percussion bedrock well. Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design.

Subdivision: Parcel is part of a larger parcel. This 5.5+/- acre parcel has been formally subdivided and approved by the town. A formal survey is available within the *Supporting Documents and Maps* attachment.

Flagging: Pins and some flagging exist.

Road: Hinton Hill Rd is a year-round, town maintained and plowed road.

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.*