

Utility & Property Information

GPS Address: 63 Fletcher's Butternut Lane, Belvidere, VT 05442. This is a formal address issued by the town.

Directions: From VT-109, turn onto Fletcher's Butternut Ln, immediately bear right and follow to grassy driveway on the left, see real estate arrow sign. "W" sign on tree located at driveway also.

Taxes: Town of Belvidere — \$1,773.25 (2026 Non-Homestead Value).

Zoning: No Zoning in Belvidere.

Cabins: There are two landowner designed and built cabins on the property. The main cabin ("The Apple Cabin") is 24'x16', 2x6 construction, on 6x6 wood piers, R19 insulation, metal roof, covered porch, and vinyl windows. Featuring a woodstove, living room area, small kitchen area with propane range, bedroom, loft space, and a closet/dry toilet.

Second cabin ("The Pineapple Cabin") is 16' x 12' has similar construction and is a studio style great for additional sleeping quarters.

Property conveys with existing furnishings in the cabins, minus some personal items to be removed.

Power: Currently an off-grid property.

The main cabin is set up with two power/light sources. One 12-volt system with a marine deep cycle battery and a marine toggle control board for 12-volt lights set up throughout the cabin. Also, a portable power station battery runs 120-volt outlets and lights throughout the main cabin.

Vermont Electric Co-op serves the area and there is a power pole located at the VT-109 frontage of the adjacent property to the west. Also, power poles run along Laraway Mountain Rd where this parcel also has frontage. For more information, please contact VEC at 802-635-2331.

Water: There is no formal water source on the property utilized by the owner. They currently bring in bottled water.

Septic: There is no formal wastewater system on the property and no soil tests for septic feasibility have been conducted at this time. Currently there is one toilet seat in the main cabin and two seats in the shed structure. All three are set up for dry-bucket sanitation or “packing out” to be properly disposed of under State law. This property is currently utilized as a Primitive Camp under State regulations. One gray-water drain could be added for washing dishes, brushing teeth, etc.

Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit, if looking to convert to a year-round residence. Drilled artesian wells are typical for the area.

State Agency of Natural Resources mapping system indicates the property has soils in the Group I category, which are “well suited to soil-based wastewater disposal systems.”

Fuel: Seller utilizes one common 20 lb propane tank for the gas range in the kitchen.

Heating: Wood stove in main cabin.

River: Property has approximately 192 feet of direct frontage on the Lamoille River North Branch.

Future Cabin

Site: The seller has brush-hogged a level area in the southeasterly corner of the property off Laraway Mountain Rd. This could be a potential future cabin site or a potential building site for a full-time residence – allowing for easy access and utility poles running along the frontage for easy connection.

Flagging: The approximate boundaries of the property have been flagged with a combination of orange tape, red blazing and some green flagging. Some corner pins have been located, as well.

ROW: Property is accessed by a deeded ROW over Fletcher’s Butternut Lane, a private shared road. This parcel and the neighbor beyond the property to the south have mutually agreeable deeded shared ROW for access. See formal agreement in the Supporting Documents and Maps file attached to the listing.

Long Trail: The Long Trail, a world-famous hiking trail traveling the length of Vermont from Canada to Massachusetts is located east of the property and is easily accessed via the Coddington Hollow Trailhead, only 10 min drive away.

VAST Trail: The [Vermont Association of Snow Travelers \(VAST\)](#) trail system is accessible by a nearby crossing of VT-109 north of the property. Per VAST, all riders must belong to VAST and a local club to ride legally in the state of Vermont. Use of the trails by VAST members is permitted for winter use only.

Road: Fletcher's Butternut Lane — Gravel, private road. Seller indicates that the neighbor to the south currently plows and maintains the road. There is no road maintenance agreement or any money exchanged. The seller shovels the driveway when utilized during the winter months.

Services: Mansfield Fiber offers high speed fiber internet to VT-109 and Laraway Mountain Rd. Consolidated Communications offers internet and phone service in the area.

Spring Wells: There are two spring wells located on the property. One has been abandoned per deed and physical inspection. The other is seemingly maintained and a neighbor to the west has deeded rights for its use.

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