

# Utility & Property Information

**GPS Address:** 167 High Meadow Road. \*For GPS navigational purposes only. A formal 911 address will be assigned by the town if the property is developed in the future.

**Directions:** Property entrance is on the left just after the driveway for 165 High Meadow Road. Look for the two trees on either side with orange tape, if clear, please park on the gravel pad and do not block neighbor's driveway. Walk down the ROW. Arrow sign on edge of property where ROW enters the property.

**Taxes:** Town of Stowe — \$2,760.28 (2025-26 Non-Homestead Value).

**ROW/Driveway:** Please refer to the property deed. The property is accessed by two ROW's, each 50' wide over lots 29A and 29B as depicted on the survey. The ROW has been marked with pink flagging.

**Zoning:** RR-2: Rural Residential 2 Acre Zoning  
Access the [Stowe Zoning Regulations](#) for further information. The Stowe Zoning Department may also be contacted at 802-253-6141 with any additional questions.

**Power:** Morrisville Water and Light — utility pole #3580 is located above the ROW and utility pole #3581 is located below the ROW. 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 MW&L at 802-888-3348.

**Septic/Water:** There is no formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own state approved Wastewater and Potable Water permit. Drilled artesian wells are typical for the area.

**Note:** Extensive septic soil test pits were completed on the property in 1983. In the attachments you will find the soil results and a map of their locations. This will be an excellent source for a buyers engineer to complete more updated soil testing.

**Subdivision:** This is a single lot. For reference only, please see a proposed subdivision map that was completed in 1984 attached.

**Acreage:** Please see a survey attached titled "Subdivision of Land of Declan O'Sullivan, October 1981. Acreage states 19+/- Acres. 19.47+/- acres in MLS is from the town tax documents and deed.

**Floodplain/  
Wetlands:** Please see the flood disclosure and map attached. It appears that there is some flood zone at the very bottom of the property along the brook. For the latest wetland maps please refer to the Vermont ANR Atlas and database.

**Services:** Stowe Communications and Consolidated Communication/Fidium offer communications services, like highspeed fiber internet, phone and TV services, 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.*