

# Utility & Property Information

**GPS Address:** 720 Brookview Ln, Wolcott, VT 05680. \*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-12 along Lake Elmore, turn onto Elmore Pond Rd, then left onto Brookview Ln, property will be on the right, travel past real estate sign and see wooden stake Lot 3 marker.

**Taxes:** Town of Wolcott — \$1,257.63 (2025 Non-Homestead Value). This value has been estimated using town assessor data, as Lot 3 is currently taxed as part of a larger parcel.

**Zoning:** Rural Zoning District  
Access the [Wolcott Zoning Regulations](#) for further information. The Wolcott Zoning Department may also be contacted at 802-888-2746 with any additional questions.

**Power:** Morrisville Water & Light — Utility Poles runs along the road frontage of the property (across the road). Pole #7124 is near the middle of the road frontage of this property. Please call MW&L with any questions at 802-888-3348.

**Subdivision:** This 11.88+/- acre parcel has been subdivided into three separate lots. Lot 1 – 5.3+/- acres, Lot 2 – 3.0+/- acres, and **Lot 3 – 3.58+/- acres – this is a stand-alone lot for sale.** The whole 11.88+/- is also listed for sale.

**Septic:** WW-5-9483(R) — Approved wastewater system permit for the proposed construction for three separate single-family residences. Lot 1 – 3-bedroom, Lot 2 – 3-bedroom, and **Lot 3 – 4-bedroom.** Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design.

**Water:** WW-5-9483 — 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 well. Please see *Supporting Documents and Maps* for a copy of the approved wastewater and potable water supply permit and design.

**Flagging:** All road frontage pins have been found and marked with flagging, except the northernmost pin. The northernmost road frontage has been marked with triple red flagging. The road frontage pins on the border of Lot 2 have been marked with triple green flagging. The lot has been identified with wood stakes marked with Lot #3 and pink flagging, this are located at the approximate middle of the road frontage.

**Road:** Brookview Lane — Gravel, privately maintained and plowed road.

**Services:** Fidium Fiber offers high speed fiber internet and Consolidated Communications offers phone and TV services along the 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.*