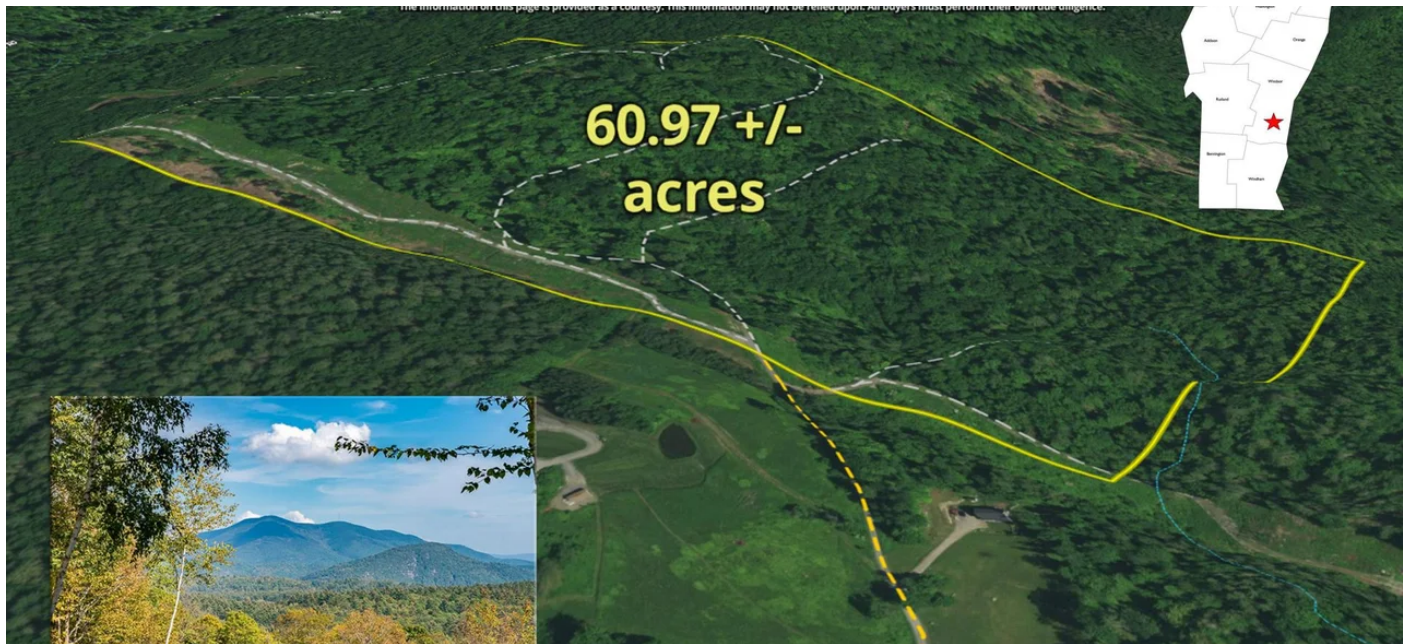


220 Crown Point Drive - Cavendish
220 Crown Point Drive
Cavendish, VT 05142

\$225,000
60.970± Acres
Windsor County



PREFERRED
PROPERTIES

220 Crown Point Drive - Cavendish
Cavendish, VT / Windsor County

SUMMARY

Address

220 Crown Point Drive

City, State Zip

Cavendish, VT 05142

County

Windsor County

Type

Recreational Land, Undeveloped Land, Hunting Land, Residential Property, Lot

Latitude / Longitude

43.4181814674407 / -72.5715869178772

Acreage

60.970

Price

\$225,000

Property Website

<https://www.landleader.com/property/220-crown-point-drive-cavendish-windsor-vermont/34265>



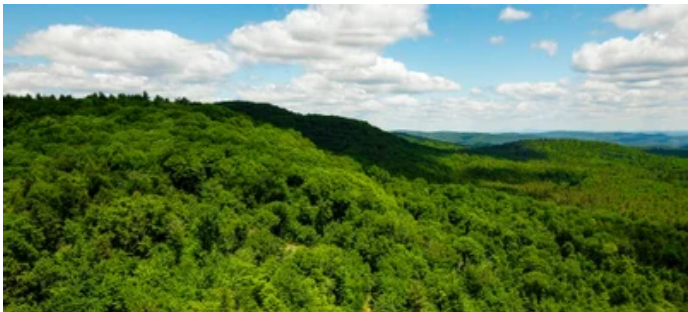
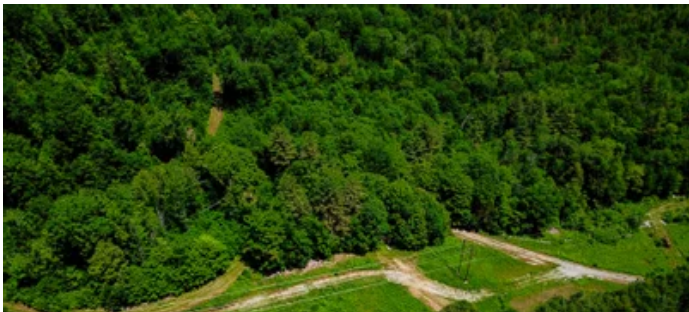
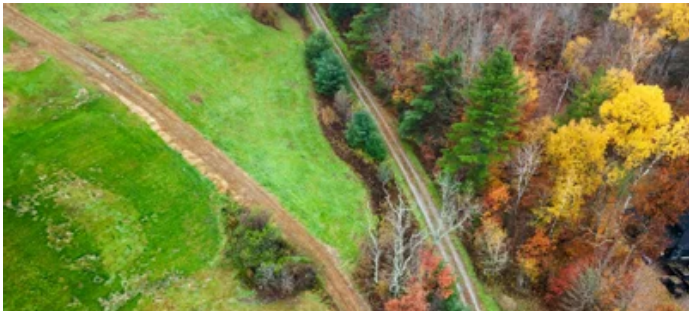
**PREFERRED
PROPERTIES**

PROPERTY DESCRIPTION

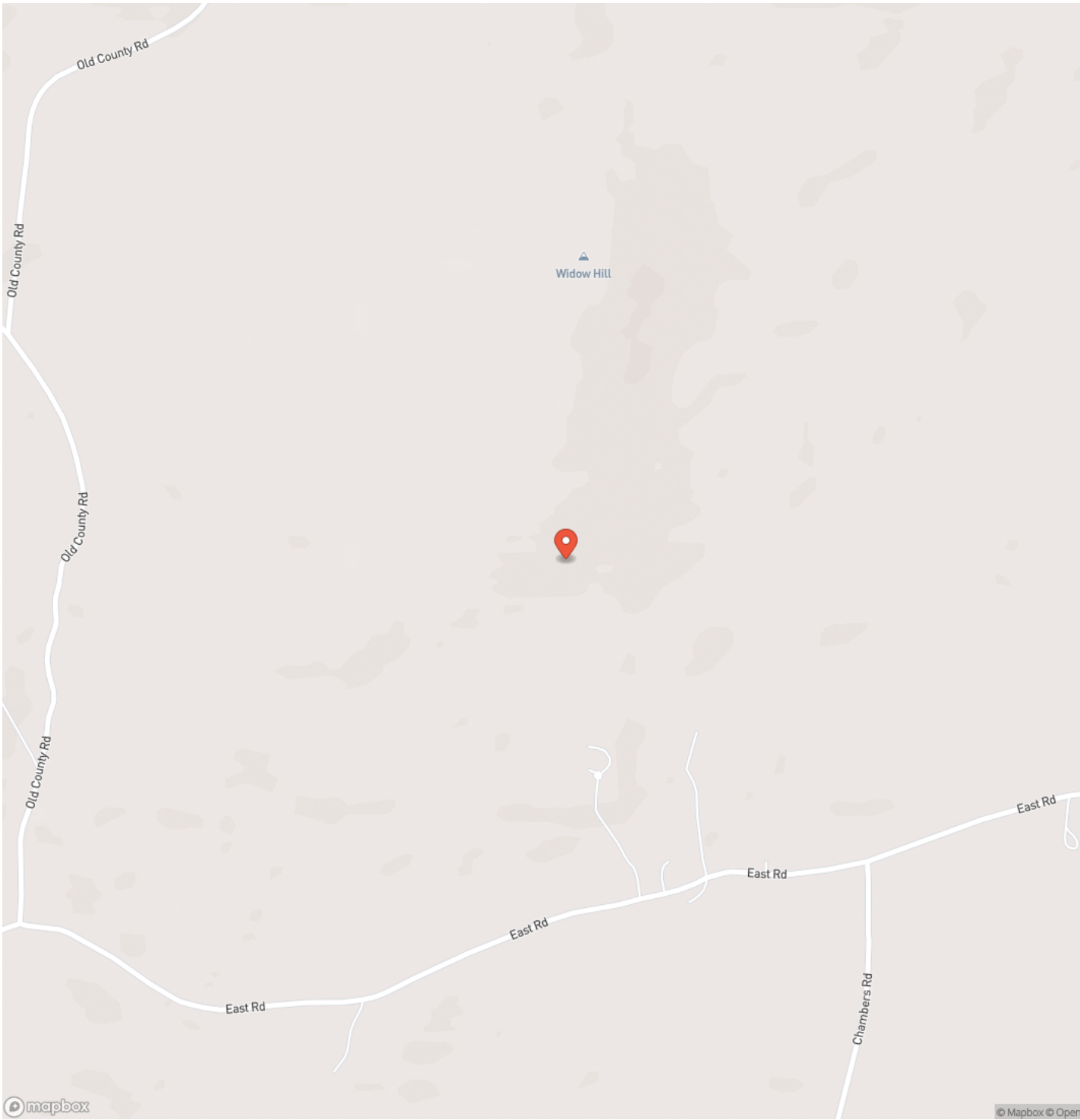
Setback from a private right-of-way within a well-maintained residential area, Crown Point Woods is a 60.97 +/- acre glorious woodland retreat featuring mountain views, wildlife, & end-of-the-road privacy in the quiet country town of Cavendish, VT. Ideal for a family compound or subdivision, the property offers excellent woods roads leading to several potential elevated & private homesites where wonderful views of Ascutney Mountain to the east, Okemo Resort to the west, & Hawks Mountain Wildlife Refuge to the south can be enjoyed. Purchasers will be responsible for conducting on-site soil investigations to determine wastewater feasibility per state regulations; in the past, several areas have been identified as suitable for an on-site septic system. Underground power & internet are available for connection on the shared, privately maintained & plowed Crown Point Drive. A recreationalist's dream, this woodland property is primarily composed of Northern Hardwoods, including red oak and enough sugar maples for a fun hobby. The land features plenty of signs of wildlife - including whitetail deer, black bear, turkeys & grouse -throughout. Allowing a lot of flexibility for your vision, Cavendish has NO town zoning or subdivision regulations, and the property is not enrolled in the state tax reduction program, Current Use, but is likely eligible with a commitment of good stewardship of the land. A shared driveway maintenance agreement for Crown Point Drive will convey. Adjoining 8.33 +/- acre parcel also available. Come explore!



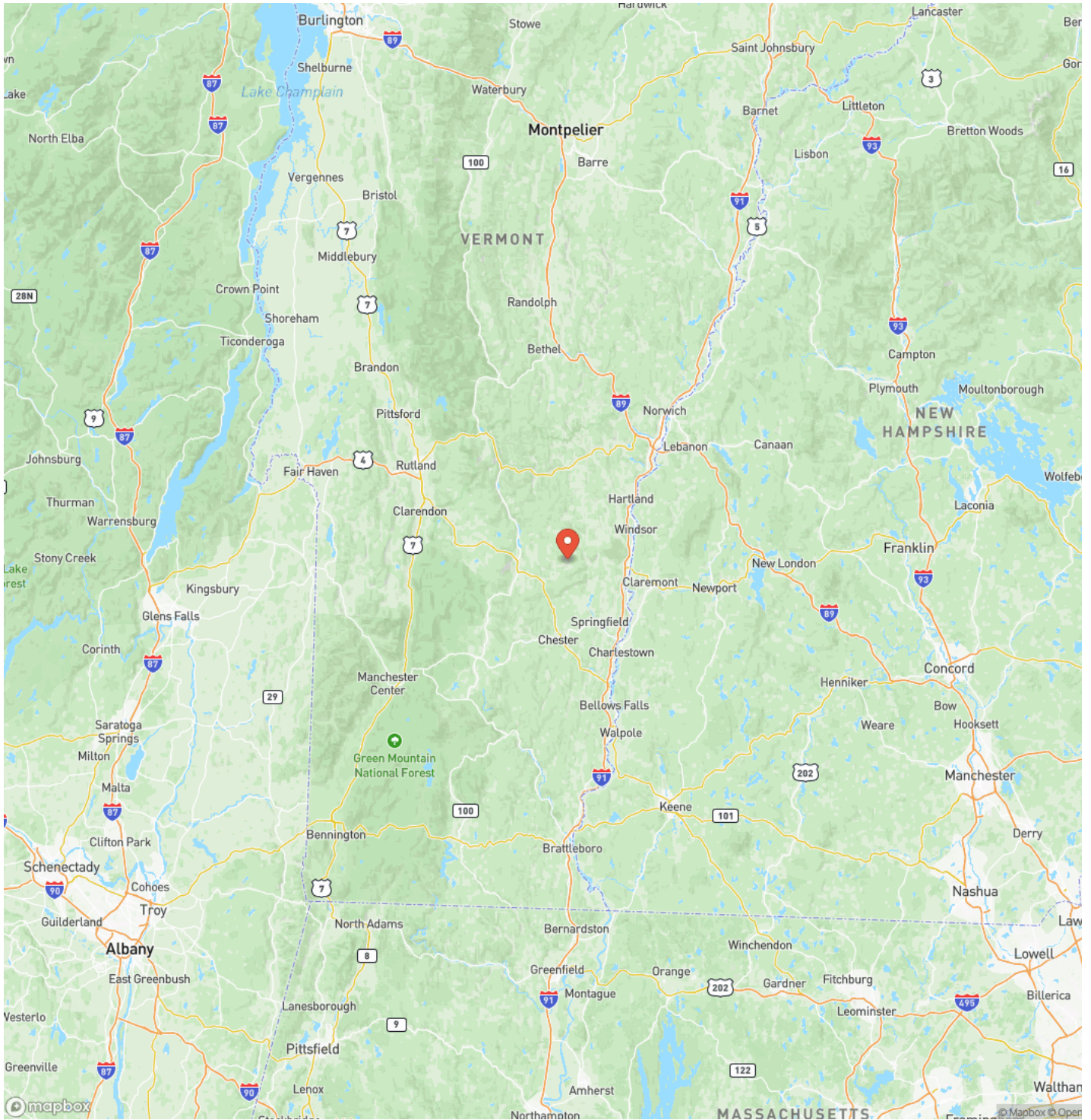
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PROPERTIES**



Locator Map

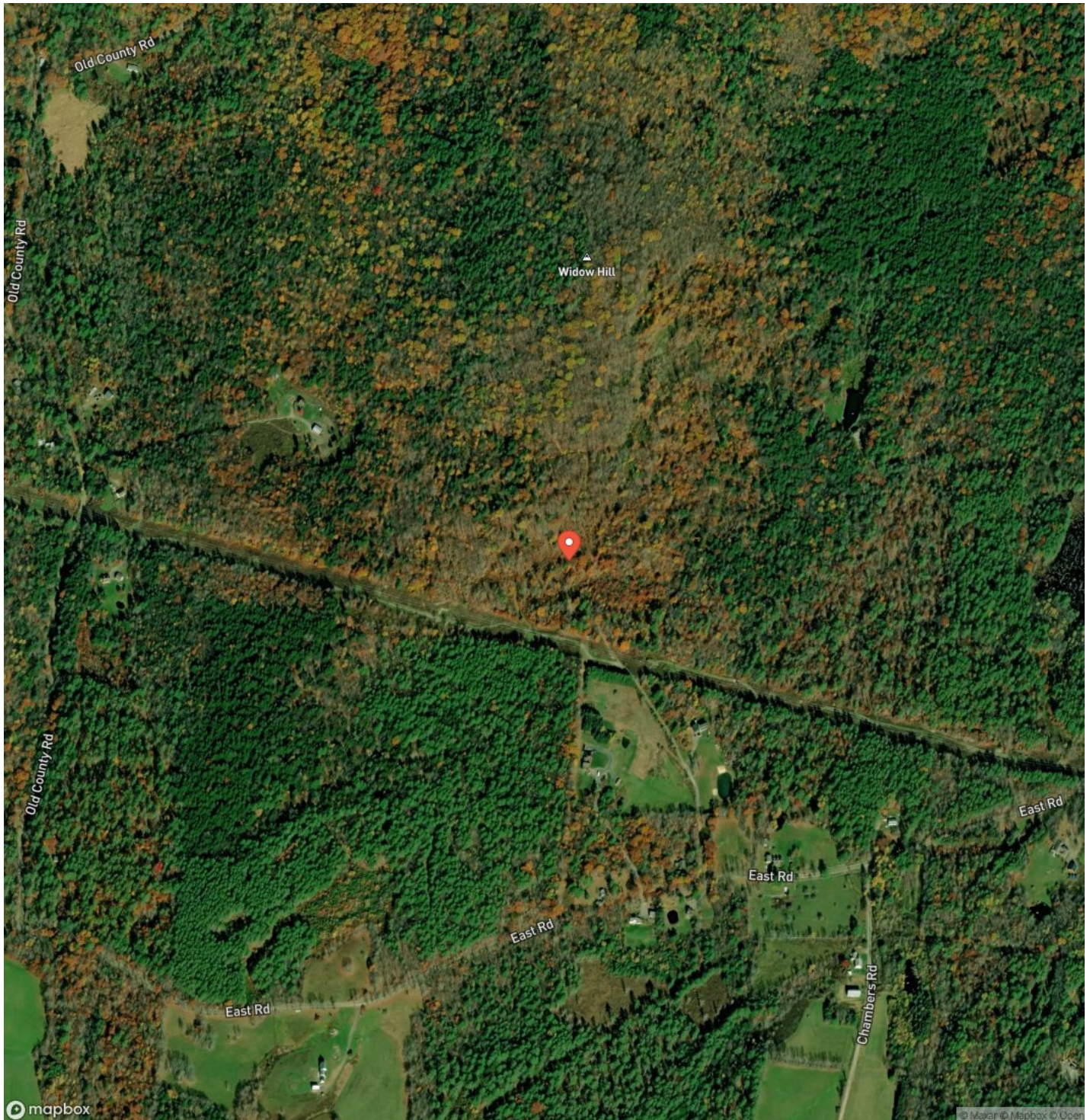


Locator Map



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Satellite Map



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220 Crown Point Drive - Cavendish
Cavendish, VT / Windsor County

LISTING REPRESENTATIVE

For more information contact:



Representative
Curtis Trousdale

Mobile
(802) 233-5589

Email
curtis@preferredpropertiesvt.com

Address
149 Knight Lane

City / State / Zip
Williston, VT 05495

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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Preferred Properties
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Williston, VT 05495
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