

1628 Austin Hill Road - Rochester  
1628 Austin Hill Road  
Rochester, VT 05767

**\$24,900**  
1.600± Acres  
Windsor County



**1628 Austin Hill Road - Rochester**  
**Rochester, VT / Windsor County**

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**SUMMARY**

**Address**

1628 Austin Hill Road

**City, State Zip**

Rochester, VT 05767

**County**

Windsor County

**Type**

Residential Property, Undeveloped Land

**Latitude / Longitude**

43.873442 / -72.840716

**Taxes (Annually)**

653

**Acreage**

1.600

**Price**

\$24,900

**Property Website**

<https://www.landleader.com/property/1628-austin-hill-road-rochester-windsor-vermont/43770>



**PROPERTY DESCRIPTION**

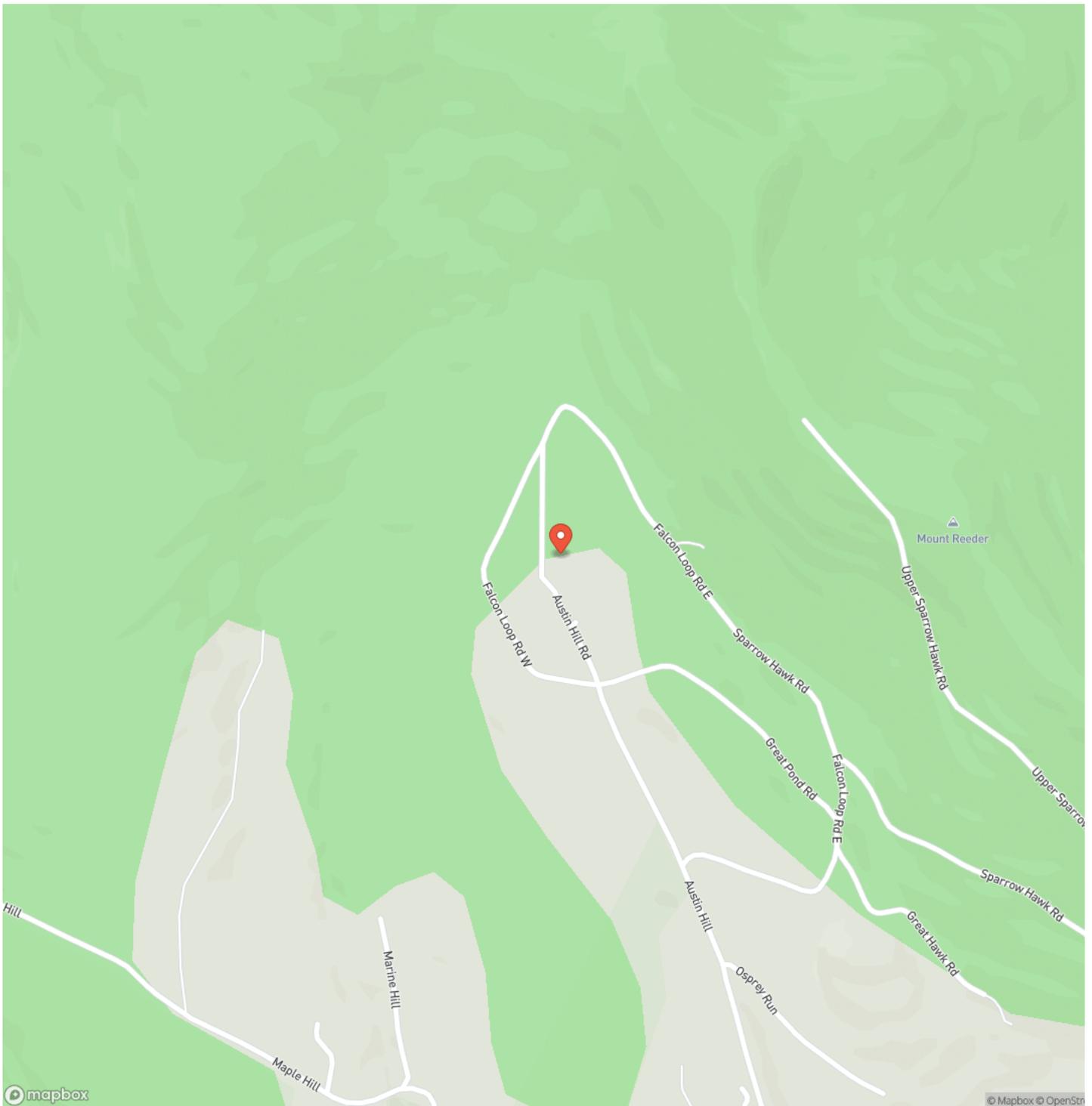
With an existing state-approved 3-bedroom wastewater permit issued, this is a wonderful opportunity to claim your 1.6 +/- acre building lot in the Great Hawk Community of Rochester, VT! The property offers a peaceful location among the upper elevations of this charming neighborhood. Enjoy access to one of the most scenic tennis courts you may ever see or relax by the community pond and soak in the sun with friends and family! There are two utility poles on-site, running near the 298 +/- feet of road frontage. Enjoy the seemingly endless recreation offered in the surrounding area. Located in the northern half of the Green Mountain National Forest, mountain biking, skiing, snowmobiling, hiking, and so much more will beckon you into the great outdoors year-round. Enjoy Killington and Okemo Ski Resorts to the south and Sugarbush and Mad River Glen to the north! The property is approximately halfway between US-7 and Interstate 89 allowing for easy access to two main travel corridors if you're looking to build a second home or have further VT, NY, or New England travel in mind. High speed internet, phone, and TV are available in the community, and the installation of a drilled well is permitted as well. Come check out the serenity of the Great Hawk Community yourself!



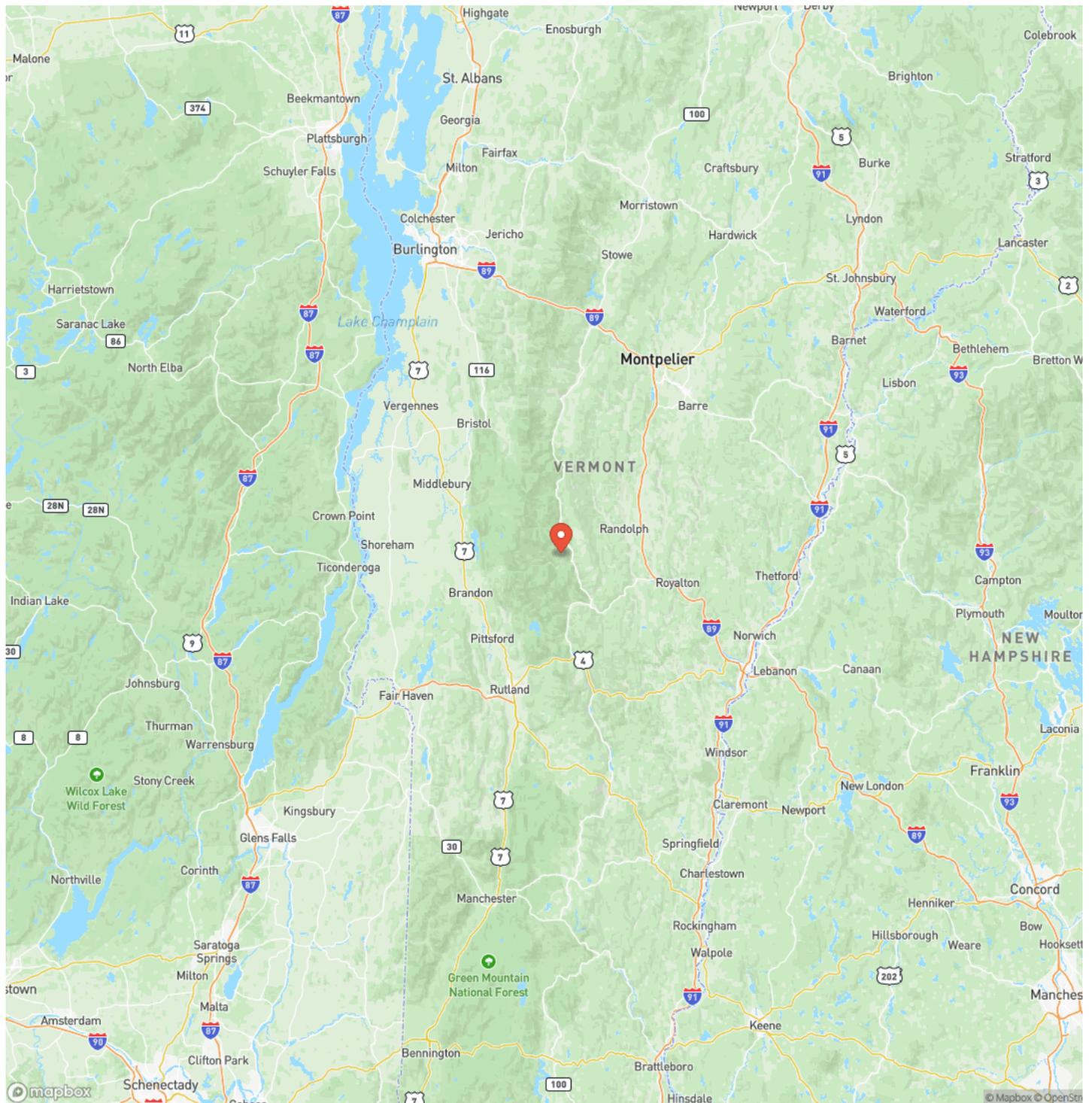
**PREFERRED  
PROPERTIES**



## Locator Map



# Locator Map



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PROPERTIES

## Satellite Map



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PROPERTIES





## **DISCLAIMERS**

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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 relation 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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PROPERTIES**

**MORE INFO ONLINE:**

**[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)**

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**Preferred Properties**  
149 Knight Lane  
Williston, VT 05495  
(800) 557-8186  
[preferredpropertiesvt.com/](http://preferredpropertiesvt.com/)

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