

Utility & Property Information

Address: 397 Titus Hill Road, Colebrook, NH 03576. *For GPS purposes only. 911 address to be assigned.

Follow NH Route 3 N to Colebrook. Turn right onto Titus Hill Road across from Colebrook Elementary School. Follow Titus Hill Road for approximately 4 miles to the property on your left. See real estate sign.

Taxes: Town of Colebrook — \$842 (2021-2022 Non-Homestead Value).

Boundary: Per deed, the property is composed of two adjoining and separately deeded parcels – one consisting of 6 +/- acres and the other consisting of 0.8 +/- acres. Please see *Supporting Documents & Maps* for a copy of the deed and survey for the property.

Please note: it is our understanding that the town's tax map for the property incorrectly depicts a small 66' x 56' x 66' x 48' plot of land as owned by this property. The deed's metes and bounds description indicates that this plot of land is not included in the conveyance; and furthermore, the deed states that this plot of land was retained by a former owner. For marketing purposes, we have depicted the boundary of the property as excluding this small plot of land. Please see *Supporting Documents & Maps* for a copy of the aerial map, tax map, deed, and survey for reference.

Zoning: Outlying District.

A Zoning Ordinance Certificate of Compliance issued through the Colebrook Planning Board is required prior to beginning any construction. Access the [Colebrook Zoning Ordinance](#) for further information. The Colebrook Planning Board Administrator, Mike Ouellet, may also be contacted at 603-331-2159 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 2 Acres

Road Frontage: 150'

Front Setback: 20'

Power: NH Electric Coop — utility poles run along either side of Titus Hill Road. No formal estimate can be provided until power service application is submitted and a site visit has been conducted. For more information, please contact the NHEC's customer service at 800-698-2007 or solutions@nhec.com.

Septic/Water: Per seller, there is no known formal septic system or water supply on the property. Per state regulations, purchasers will need to provide their own individual sewage disposal system approval from NHDES to install an on-site, private sewage disposal system. Drilled artesian wells are typical for the area.

Water Line

Right: Per deed, the property conveys subject to a reserved right of an adjoining landowner “to lay and maintain a water line along and adjacent to Titus Hill Road... to the spring owned by Ernest Lavigne, on a 66’ x 56’ x 66’ x 48’ plot retained by said Lavigne...” Please see *Supporting Documents & Maps* for a copy of the deed and survey, which depicts the small plot of land formerly owned by Ernest Lavigne and the proposed water line location. The seller has no knowledge as to whether the proposed water line on the survey was ever constructed.

Per deed, another adjoining landowner, whose land was formerly owned by John Philips (per deed and survey) also has “the right to lay and maintain a water line from said spring to his property.” The survey depicts John Philips spring as located near one of the boundaries of the property but on an adjoining property. Please see *Supporting Documents & Maps* for a copy of the deed and survey, which depicts the location of the spring owned by John Philips. No proposed water line area for this water line easement is indicated on the survey.

Spring Right: Per deed, the property conveys with the “right to take water sufficient for normal household purposes from a certain spring located on land, now or formerly, of Ernest Lavigne, located southeast of the premises conveyed.” It is our understanding that the spring being referenced is located on the 66’ x 56’ x 66’ x 48’ plot retained by said Lavigne as depicted on the survey. Please see *Supporting Documents & Maps* for a copy of the deed and survey for reference.

NHSA Trail: The New Hampshire Snowmobile Association’s (NHSA) Colebrook Ski-bees club maintains and grooms a snowmobile trail with an access point off Titus Hill Road less than a mile away from the property. Please see our *Interactive Map* for the property with the nearby snowmobile trail access point indicated.

Stream: Per the survey, there is a 445’ long stream that runs through the property.

Please see *Supporting Documents & Maps* for the aerial and survey with the approximate location of the stream on the property indicated.

Road: Titus Hill Road — Paved, Class V town plowed and maintained road.

Services: Consolidated Communications offers internet with download speeds up to 10 Mbps, streaming TV & telephone services to the adjoining home with an E-911 address of 379 Titus Hill Road.

[NH Broadband](#), a subsidiary of NH Electric Coop, is working on expanding their high-speed, fiber-optic internet service in Colebrook. It does not appear this service is currently available to adjoining homes, but NH Broadband is collecting service requests for planning future expansions.

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.*