

Utility & Property Information

Address: 433 Browns Mill Road, Berlin, VT 05602. *For GPS purposes only. 911 address to be assigned by town. Bing Maps will ping this address at the property road frontage.

From I-89, take exit 8 onto Memorial Drive and turn left onto Dog River Road. Follow to intersection with Route 12 and turn right onto Route 12. Turn left onto Browns Mill Road. After crossing Dog River, bear right to continue on Browns Mill Road. See real estate sign on your left (trail into property between houses with E-911 #407 and #493).

Taxes: Town of Berlin — \$1,864.36 (2022 Non-Homestead Value). Property is NOT enrolled in Vermont's tax reduction program (Use Value Appraisal) or commonly referred to as Current Use. The property is likely eligible to be enrolled. The UVA program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses.

Zoning: Rural 218 District.
Access the [Berlin Zoning Regulations](#) for further information. The Berlin Zoning Administrator may also be contacted at 802-229-2529 or zoning@berlinvt.gov with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 5 Acres **Road Frontage:** 300' **Front Setback:** 50'

Per the Berlin zoning regulations, "a resident may locate not more than 2 camping units (campers, travel trailers, RVs, cabins, lean-tos, tents, etc.) on his/her residential property to be used for non-commercial, recreational purposes. Such units must not be occupied for more than 90 days in any calendar year."

Power: Green Mountain Power — utility pole #2 is located nearby the corner of the property along the Browns Mill 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 GMP Distribution Designer for the area, Jason Jones, at jason.jones@greenmountainpower.com or 802-229-7929.

Septic/Water: 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.

Right-of-Way: Per the deed and survey, the property conveys with two right-of-ways – one being a 30’ wide easement right-of-way in common and the other being a 50’ wide right-of-way.

The 50’ right-of-way extends from the public Rowell Hill Road (south of the property) to the property’s most northwesterly boundary. This ROW is shared with 3 other landowners, and the deed includes a shared maintenance agreement. Please see *Supporting Documents & Maps* for a copy of the deed with the 50’ ROW is outlined on page 2-3 of the deed for reference.

The 30’ wide easement right-of-way in common extends “over the former pit road, so called... from its starting point at the terminus of Town Highway #16 to the point where it joins the aforementioned 50-foot-wide right-of-way...” It is our understanding that Town Highway #16 is Browns Mill Road. Please see *Supporting Documents & Maps* for a copy of the deed with the 30’ easement right of way in common outlined on pages 3-4 of the deed for reference.

Covenant: Per the deed, the property conveys subject to an agreement that no mobile home shall be allowed or placed on premises, which agreement “shall terminate fifty (50) years after the date of this deed.”

Powerline Easement: The property conveys subject to a powerline easement. The powerline runs through a small section of the property nearby the Browns Mill Road frontage. Please see *Supporting Documents & Maps* for the survey with the powerline indicated.

Road: Browns Mills Road — Gravel, Class III town plowed and maintained road becoming a 30’ wide privately owned and maintained right-of-way leading to the property’s road frontage. Per seller, the privately owned and maintained portion of the road is maintained by the landowners. The seller has no knowledge of a shared road maintenance agreement nor any specific knowledge of how the road is maintained by the landowners.

Services: Comcast/Xfinity offers high-speed internet & telephone services to the adjoining property with a 911 address of 523 Browns Mill Road. Consolidated Communications offers fiber internet through their affiliate brand, Fidium Fiber, to the adjoining home with a 911 address of 497 Browns Mill Road. Dish offers satellite TV services to adjoining homes.

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.*