

## Active Listing



**Address:** 5 Boulder Drive **MLS #:** 4079488  
**Town:** Hyde Park  
**State Zip:** VT, 05655  
**Vill/Dist/Loc:**  
**Taxes:** 1,952.00 **Lot Acres:** 7.95  
**Taxes TBD:** No **Lot SqFt:** 346,302  
**Tax Year:** 11/12 **Est Open Space:**  
**Zoning:** RR5 **Permit Number:**  
**Flood Zone:** Unknown **Pole Number:**  
**Road Front:** No **Road Front:** 0  
**Water Front:** 0 **Easements:**  
**Water Acc Type:** **Surveyed:** Yes  
**Wtr Body Type:**  
**Wtr Body Name:**  
**MLS List Date:** 07/14/2011 **Closed Date:** **DOM:** 141  
**List \$:** \$59,000 **Closed \$:** **Sell/List Ratio:**  
**Original \$:** \$59,000

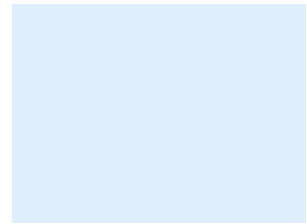
**Directions:** From McKinstry Hill Road take Boulder Drive (on right coming from Center Road) bear right where the three driveways intersect. Lot #5 is at the very end. Look for the real estate sign.

**Pub Rems:** Very affordable building lot with fabulous mountain views with clearing.

<b>Multiple Deeds:</b> Unknown	<b>Mo. Lease Amt:</b>	<b>Association:</b> No	<b>Monthly Assoc. \$:</b>
<b>Wtr Body Restri:</b>	<b>Current/Land Use:</b>	<b>Surveyed By:</b>	<b>Land Gains:</b> No
<b>Total # Leases:</b>	<b>Total # Lots:</b>		

<b>Tax Rate:</b> 0.00	<b>Tax Class:</b> Nonhomestead	<b>Unadjusted Taxes:</b>
<b>Assmt:</b> 0.00	<b>Assmt Yr:</b>	<b>Covenant:</b> Yes
<b>County:</b> LamoilleVT	<b>Property ID:</b>	<b>Span:</b> 306-097-11433
<b>District:</b>	<b>Elem Sch:</b> Hyde Park Elementary School	<b>Jr./Mid Sch:</b> Lamoille UHSD 18 (Lam)
<b>High Sch:</b> Lamoille UHSD #18	<b>Current Use:</b> No	<b>Plan/Survey:</b>
<b>Devel/Subdiv:</b>	<b>Resort:</b> No	

**Amenities:**  
**Current Use:** None  
**Electric:** On Site  
**Exposure:** East, North  
**Gas:** None  
**Location:** Rural  
**Permit Status:** Local Issued, State Issued  
**Restrictions:**  
**Roads:** Dirt, Right Of Way, Shared  
**Sewer:** Leach Field-mound  
**Shore Rights:**  
**Structure:** None  
**Topography:** Rural Setting  
**Utilities:**  
**Water:** Unknown



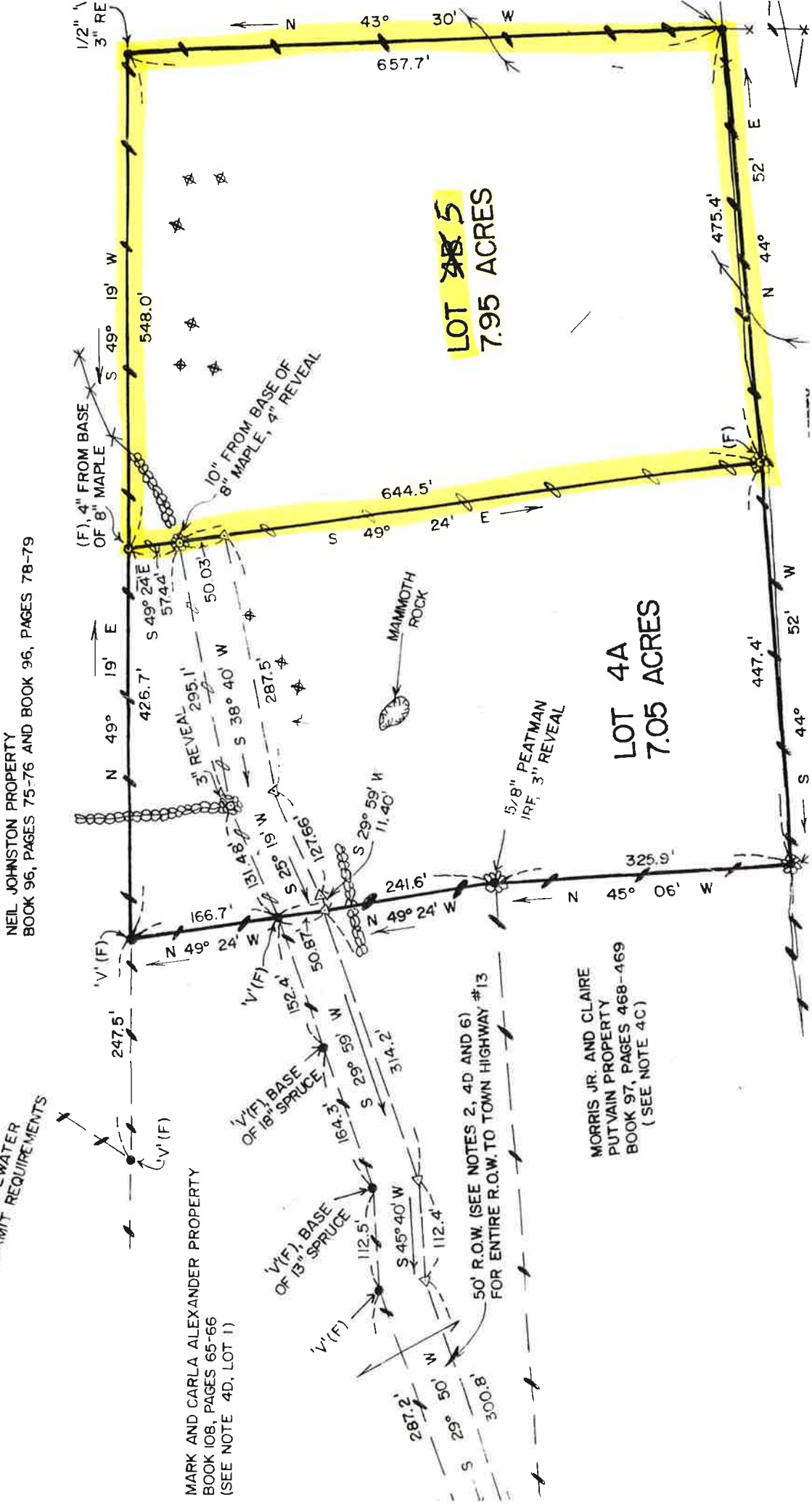
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**Email:** jbeattie@sover.net



PLA J. MARIE C., MARK W. AI  
 BOOK 104, PAGES 1-2 (11/07/02)

FLUSH - SURVEY  
 UNMARKED POINT ON EDGE OF R.O.W.  
 SOIL BORING LOCATION

ORANGE 2/1995 (REPAINTED BY THIS  
 INTERSECTION WITH TOWN HIGHWAY #13.  
 AND POTABLE WATER SUPPLY PERMIT REQUIREMENTS



NEIL JOHNSTON PROPERTY  
 BOOK 96, PAGES 75-76 AND BOOK 96, PAGES 78-79

MARK AND CARLA ALEXANDER PROPERTY  
 BOOK 108, PAGES 65-66  
 (SEE NOTE 4D, LOT 1)

MORRIS JR. AND CLAIRE  
 PUTVAIN PROPERTY  
 BOOK 97, PAGES 468-469  
 (SEE NOTE 4C)

**LOT 5**  
**7.95 ACRES**

**LOT 4A**  
**7.05 ACRES**

50' R.O.W. (SEE NOTES 2, 4D AND 6)  
 FOR ENTIRE R.O.W. TO TOWN HIGHWAY #13