

## Active Listing



**Address:** Levesque Dr **MLS #:** 3108515  
**Town:** Hyde Park  
**State Zip:** VT, 05655  
**Vill/Dist/Loc:**  
**Taxes:** 3,664.08 **Lot Acres:** 31.90  
**Taxes TBD:** **Lot SqFt:** 0  
**Tax Year:** 10/11 **Est Open Space:**  
**Zoning:** RR **Permit Number:**  
**Flood Zone:** Unknown **Pole Number:**  
**Road Front:** Yes **Road Front:** 1,456  
**Water Front:** 0 **Easements:**  
**Water Acc Type:** **Surveyed:** Yes  
**Wtr Body Type:**  
**Wtr Body Name:**  
**MLS List Date:** 05/12/2010 **Closed Date:** **DOM:** 569  
**List \$:** \$229,000 **Closed \$:** **Sell/List Ratio:**  
**Original \$:** \$229,000

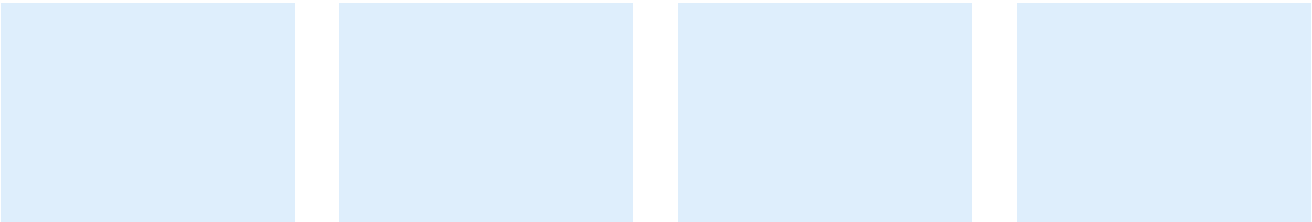
**Directions:** From Rte. 15 in Morrisville take Center Road to top then go right on McKinistry Hill Road then stay straight/right onto Levesque Drive. Property begins on right after the brook and continues up the hill on right 1456 feet. Look for drive and sign on right.

**Pub Rems:** Spectacular Green Mountain Range views! 31 private acres, woods, meadows, 1400 feet of frontage on Rodman Brook. Under ground power to site. Designed and permitted for four bedroom septic.

<b>Multiple Deeds:</b> No	<b>Mo. Lease Amt:</b>	<b>Association:</b> Yes	<b>Monthly Assoc. \$:</b>
<b>Wtr Body Restri:</b>	<b>Current/Land Use:</b> No	<b>Surveyed By:</b>	<b>Land Gains:</b> No
<b>Total # Leases:</b>	<b>Total # Lots:</b> 15		

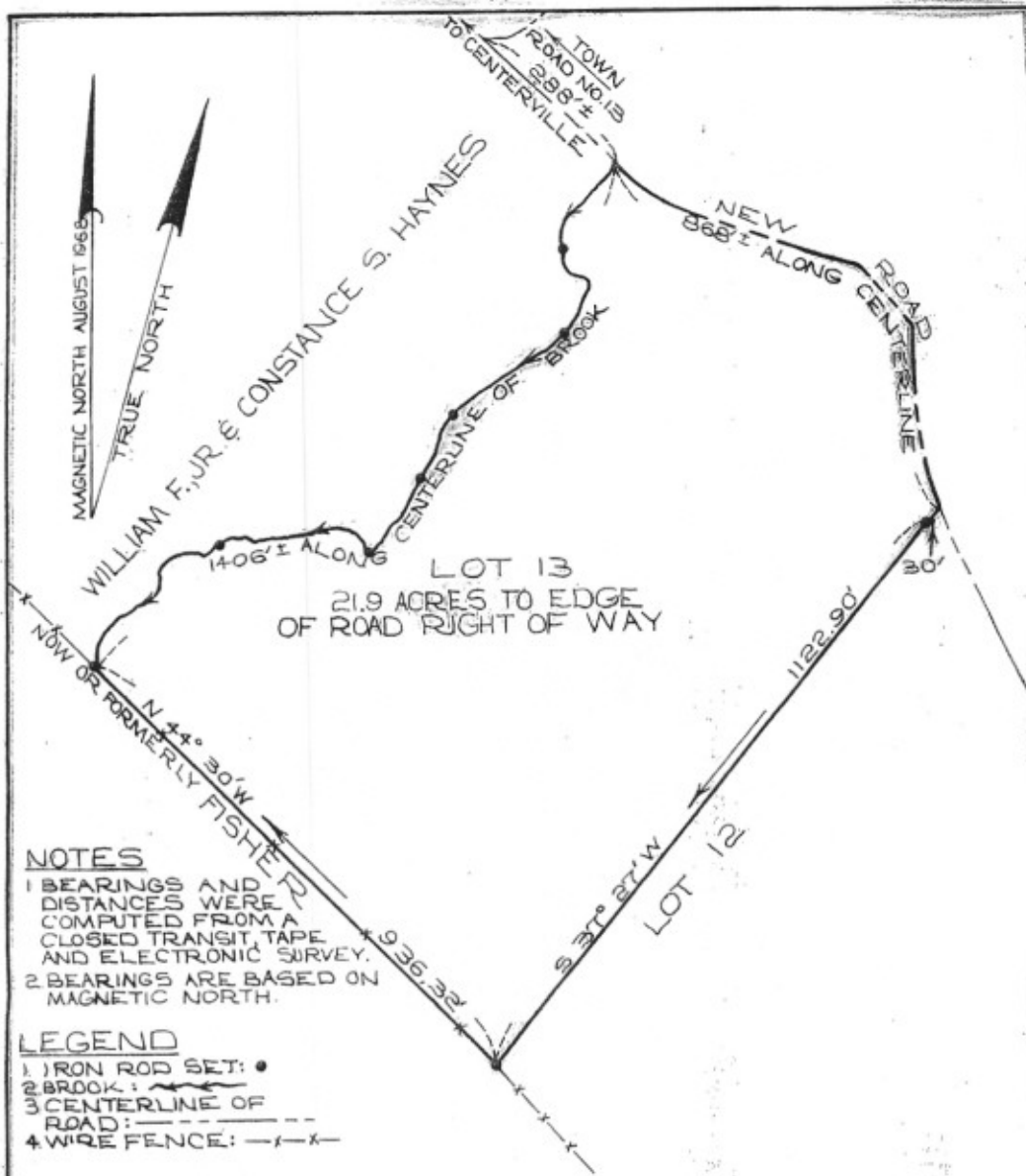
<b>Tax Rate:</b> 0.00	<b>Tax Class:</b> Nonhomestead	<b>Unadjusted Taxes:</b> 3613.27
<b>Assmt:</b> 0.00	<b>Assmt Yr:</b>	<b>Covenant:</b> Yes
<b>County:</b> LamoilleVT	<b>Property ID:</b>	<b>Span:</b> 306-097-11450
<b>District:</b> Lamoille North	<b>Elem Sch:</b> Hyde Park Elementary School	<b>Jr./Mid 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> None (HP)	<b>Resort:</b> No	

**Amenities:**  
**Current Use:** None  
**Electric:** On Site  
**Exposure:**  
**Gas:**  
**Location:**  
**Permit Status:** Local Issued, State Pending  
**Restrictions:** Further Subdivision  
**Roads:** Easement/row, Private, Shared, Unpaved  
**Sewer:** Leach Field-mound, On Site Septic Exists, Septic Design Available  
**Shore Rights:**  
**Structure:** None  
**Topography:** Mountain View, Pasture/field, Rural Setting, Secluded, Slight, Stream, Wooded  
**Utilities:** Telephone-available, Telephone-at Site  
**Water:** Drilled Well



**Jeff Beattie**  
**Office:** (802) 253-7358 Ext. 11  
**Cell:** (802) 371-7491  
**Fax:** (802) 253-8005  
**Email:** jbeattie@sover.net





**NOTES**

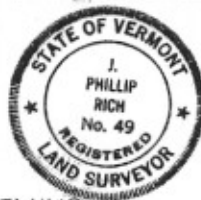
- 1 BEARINGS AND DISTANCES WERE COMPUTED FROM A CLOSED TRANSIT TAPE AND ELECTRONIC SURVEY.
- 2 BEARINGS ARE BASED ON MAGNETIC NORTH.

**LEGEND**

- 1 IRON ROD SET: ●
- 2 BROOK: ~~~~~
- 3 CENTERLINE OF ROAD: - - - - -
- 4 WIRE FENCE: -x-x-

SURVEY OF LOT BEING CONVEYED  
BY KNOB HILL INC. TO CONSTANCE  
**R. BODEN** (PORTION OF THE FORMER LEVESQUE  
FARM) **HYDE PARK, VERMONT**  
JPR ASSOCIATES, INC.  
REGISTERED LAND SURVEYORS  
STOWE, VERMONT

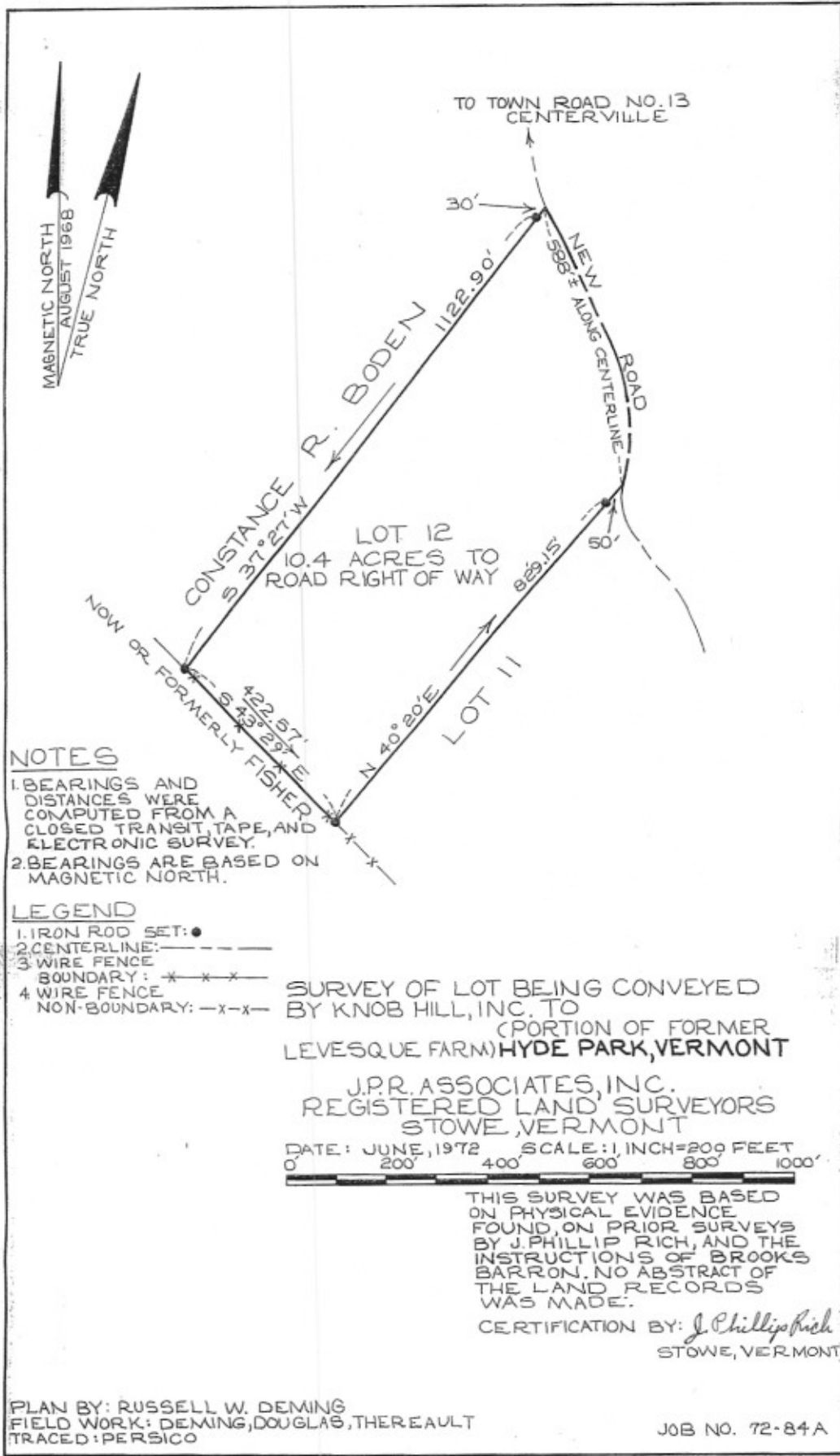
DATE JUNE, 1972 SCALE: 1 INCH = 200 FEET  
0' 200' 400' 600' 800' 1000'



THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE FOUND, PRIOR SURVEYS BY J. PHILLIP RICH, AND THE INSTRUCTIONS OF BROOKS BARRON. NO ABSTRACT OF THE LAND RECORDS WAS MADE.  
CERTIFICATION BY: *J. Phillip Rich*  
STOWE, VERMONT

PLAN BY: RUSSELL W. DEMING  
FIELD WORK: DEMING, DOUGLAS, THEREAULT  
TRACED: PERSICO

JOB NO. 72-84



**NOTES**

1. BEARINGS AND DISTANCES WERE COMPUTED FROM A CLOSED TRANSIT, TAPE, AND ELECTRONIC SURVEY.
2. BEARINGS ARE BASED ON MAGNETIC NORTH.

**LEGEND**

1. IRON ROD SET: ●
2. CENTERLINE: - - - - -
3. WIRE FENCE BOUNDARY: \* \* \* \* \*
4. WIRE FENCE NON-BOUNDARY: -x-x-

SURVEY OF LOT BEING CONVEYED  
BY KNOB HILL, INC. TO  
(PORTION OF FORMER  
LEVESQUE FARM) HYDE PARK, VERMONT

J.P.R. ASSOCIATES, INC.  
REGISTERED LAND SURVEYORS  
STOWE, VERMONT

DATE: JUNE, 1972 SCALE: 1 INCH = 200 FEET  
0 200 400 600 800 1000'

THIS SURVEY WAS BASED ON PHYSICAL EVIDENCE FOUND, ON PRIOR SURVEYS BY J. PHILLIP RICH, AND THE INSTRUCTIONS OF BROOKS BARRON. NO ABSTRACT OF THE LAND RECORDS WAS MADE.

CERTIFICATION BY: *J. Phillip Rich*  
STOWE, VERMONT

PLAN BY: RUSSELL W. DEMING  
FIELD WORK: DEMING, DOUGLAS, THEREAULT  
TRACED: PERSICO

JOB NO. 72-84A