

# Utility & Property Information

**Address:** 4280 VT-111, Morgan, VT 05853. \*For GPS reference only. Listers card references the address as 900 Round Top Road.

**Taxes:** Town of Morgan — \$2187.56 (2019 Non-Residential Value). Property is NOT enrolled in Vermont's tax reduction program (Use Value Appraisal) or commonly referred to as Current Use.

**Zoning:** Rural Lands 2 & 3  
Most of the land is located within the Rural Lands 2 district, with the back portion of the property existing in with Rural Lands 3 district. Permitted uses of the lands and minimum area & dimensional requirements vary for each district. Access the [Morgan Zoning Bylaws](#) for further information; see page 8 & 9 for detailed information on each district. The Zoning Official, Steve, may also be contacted at 802-895-2886 with any additional questions.

**Power:** Vermont Electric Coop — power poles run alongside VT-111. Per Vermont Electric Coop, buyers will have the right to take power from these poles. No estimate can be given until power service application is made. For more information contact Vermont Electric Coop at 802-635-2331.

**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.

**Road:** VT-111 — Paved, State plowed and maintained road.

Round Top Road — Private, access road.

**Services:** Consolidated Communications & Xfinity offer high-speed internet, phone, and Cable TV in the area.

**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. No responsibility will be assumed for decisions and offers made from this information.*