

Utility & Property Information

- Address:** 67 Lake Overlook Lane, Wells, VT 05774.
- Taxes:** Town of Wells — \$2,008.68 (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:** No Zoning in Wells. No Building or Certificate of Occupancy permits required. Additional permits may be required due to proximity to lake; contact Laura at 802-490-6133 for more information.
- Power:** Green Mountain Power — pole pole #36-3 is located on the property at the top of the driveway.
- Septic/Water:** WW-1-2449 — approved wastewater system and potable water supply permit for proposed construction of a new four-bedroom, single family residence. Per seller, a drilled well and 1500-gallon buried septic tank is on-site. A wasterline to the drilled well needs to be constructed per the approved wastewater system design.
- Per the approved wastewater design, a 1000-gallon septic tank is approved for the septic system. To the seller’s knowledge, an engineer visit is needed to determine if the existing 1500-gallon septic tank can be used with the leach field relocation, which has not been relocated per the approved wastewater system design at this time. Per the voided copy of the prior wastewater system design, the “physical condition, size, and orientation of existing septic tank is unknown. Existing tank may remain in service provided it is concrete, has 1000-gal capacity, is structurally sound, and is watertight... If tank cannot be rehabilitated, it must be replaced.”
- Fuel:** 1000-gallon underground propane tank — installed in 2003 by Suburban Propane. Please refer to the Supporting Docs and Maps for the location of the underground propane tank.
- Road:** VT Route 30 — Paved, State plowed and maintained road.
- Lake Overview Lane — Gravel, private right-of-way. A shared maintenance agreement exists. Please see *ROW Road Maintenance Agreement* below.

Driveway: Per the seller, the driveway has 3 drainage coverts in place, and the driveway is in need of a topcoat of pressed gravel.

Covenants: Per deed with neighboring landowners, the Grantor, and its successors and assigns, there are 10 covenants that convey with the land, and they are summarized as follows:

1. The parcel cannot be further subdivided.
2. “Only one single family dwelling may be constructed on said parcel of land. Placement of home must be in designated area as shown on survey map. Any other outbuildings, garages, hedgerows or fences must not be located, placed, or built so as to obstruct the view of the other two landowners from their houses to the main body of water of Lake St. Catherine which is located to the north-northwest.”
3. “The owners of the three lots will share equally the expense of maintaining the common road...”
4. “The minimum size of each dwelling shall be 1500 square feet of finished living area.”
5. “All buildings erected on the premises shall be of good construction...”
6. “No mobile homes or trailers shall be permitted...”
7. “No unregistered or disrepaired motor vehicles or parts thereof shall be allowed or maintained on the premises, except those vehicles within a closed garage.”
8. No “dumping on the ground of rubbish, debris, trash, garbage, or other waste.”
9. “Electric lines from the existing poles to the house and outbuildings on said lot shall be placed underground.”
10. “Any of these covenants may be changed as long as the owners of all three lots agree to the change in writing.”

Please see Supporting Documents & Maps for the detailed covenants.

Right-of-Way: Per deed with neighboring landowners, “a right of way fifty feet in width for ingress and egress from Route 30, so-called across ‘Lot #2’” is conveyed to access the parcel.

ROW Road Maintenance Agreement: Per deed with neighboring landowners, “the owners of the three lots will share equally the expense of maintaining the common road. Driveways will be the responsibility of the lot owner.” Per seller, the seller has not been

responsible for maintenance of the shared drive since there is no residence on the property. It is understood that once use of the shared drive increases by the owner of the lot, the fees will be shared equally among the owners of the three lots per the deed.

Prior Use of Property:

Per the seller, there was an existing house and garage that has since burned down. The existing well and previous septic system serviced that dwelling at the time. The 24x30 concrete foundation seen on the property was previously a garage.

Shared Lake Access Point:

Per the deed, there is a shared access point that conveys with the land and grants “a right to construct and maintain a common dock on the shores of Lake St. Catherine for the purpose of mooring boats. The shore lands intended for this use have a frontage of fifteen (15) feet...” Please refer to the Supporting Docs and Maps for the location as identified on the tax map, survey, and aerial. The deed and survey both reference Little Lake as Lake St. Catherine.

Services:

Comcast offers high-speed internet, Cable TV, and phone in the area.

Area Features:

Wells Village School — 1.5 miles — 3 minutes away

Little Lake Orchard — 2.5 miles — 6 minutes away

Lake St. Catherine Country Club — 4 miles — 7 minutes away

Lake St. Catherine Public Access — 3.7 miles — 9 minutes away

Granville, NY — 5 miles — 10 minutes away

The Tiny Theatre — 7.3 miles — 13 minutes away

Pond Hill Ranch — 11.8 miles — 25 minutes away

Castleton University — 15.1 miles — 25 minutes away

Mountain View Ranch — 18.4 miles — 31 minutes away

Lake George, NY— 35.6 miles — 56 minutes away

Disclaimer:

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