

# Utility & Property Information

**Address:** 2450 Chelsea Mountain Rd, Randolph, VT 05060. Address provided for GPS purposes only, which should navigate to the southeasterly corner of the property. Road frontages are marked with orange flagging.

**Taxes:** Town of Randolph — \$1,038.54 (2019 Non-Residential Value).

**Zoning:** Rural Residential.  
Access the [Randolph Zoning Regulations](#) for further information. The Randolph Zoning Department may also be contacted at 802-728-5433 with any additional questions. [Randolph Zoning Map](#).

Minimal Dimensional Requirements (per district zoning):

**Lot Area:** 5 Acre      **Road Frontage:** 200'      **Front Setback:** 30'

**Power:** Washington Electric Co-op — utility pole number L24/R17 is the closest pole and is located along Chelsea Mountain Road approximately 400' from the southern most point of the property. Please see aerial of property with the utility pole location indicated in *Supporting Documents & Maps*.

**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.

Preliminary soil tests indicate the likelihood of a 2-bedroom mound system; however, the lot may require additional soil testing per engineer. Tests available upon request.

**Access:** Per seller, the property benefits from a deeded ROW over the adjacent southern property for access and utilities that was conveyed when the adjacent parcel was sold 2019.

**Overshadowing:** Per WW-3-11243, a proposed drilled well for the adjacent property to the south has an isolation line that will overshadow the southern most corner of this property. Please see the aerial of the property in *Supporting Documents & Maps* for the overshadow location (appears as a dot on the southern corner).

**Road:** Chelsea Mountain Road — Paved, year-round town maintained and plowed road.

**Services:** Consolidated Communications offers highspeed DSL internet, phone and satellite TV through their affiliate DirecTV to homes along Chelsea Mountain Road. [ECFiber](#) offers highspeed fiber internet along Chelsea Mountain Road.

***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.*