

## TWIN BROOKS WOODLAND

**With close views of the Worcester Range after clearing, this ideally located woodland provides a quiet place for building and meadow conversion and is bordered by two mountain brooks .**



***37 Survey Acres  
Middlesex, Washington County, Vermont***

**Price: \$198,000**

## LOCATION

Twin Brooks Woodland is in the town of Middlesex in the north-central part of Vermont. A defining landmark of the town is the Worcester Range, which runs north-south, just east of and parallel to the Green Mountain Range. It is a popular day hiking area from both the eastern and western approaches, with most climbers heading for the semi-alpine peak of Hunger Mountain. From here, there are expansive views from the New York Adirondack Mountains to the New Hampshire White Mountains. Wrightsville Reservoir, a 190-acre impoundment of the North Branch of the Winooski River, is also within the town and offers a boat launch, picnic areas and a swimming beach.



View of White Rocks peak in the Worcester Range. This photo was taken from the field adjoining the woodland. Similar views can be enjoyed from the property, after clearing.

Middlesex is primarily a bedroom community for Montpelier, Barre, Waterbury and larger employers in the Burlington region. The hilly town is defined by the north-south Route 12 corridor that runs along its eastern border and the east-west Route 2 corridor along its southern border. Much of the town is forested, with homes dotting the back roads and a few farms along the Winooski River and scattered in the hills. The business center of town lies on Route 2, where there is a popular local bakery, a few small shops and the Exit 9 interchange on Interstate 89. One mile from the property is the local elementary school with a playground, sports fields, tennis courts and a gazebo where outdoor concerts are enjoyed during the summer. This area is the heart of the community.

Burlington, Vermont's largest city, is 1 hour to the north, while Boston and Montreal are within a 3-hour drive to the southeast and northwest, respectively. New York City is a 5-hour drive to the south. Interstate 89, 8 miles to the southeast of the property, allows for easy commutes to regional destinations as well as northeastern metropolitan areas.



## ACCESS

The property is bisected by 1,250 ft of Nellie Chase Road, a town-maintained gravel road. The property is the next-to-last one on this very quiet road. There are many options for driveway cuts.

Power is available 2,500 ft from the property's southern road frontage. Power to the property would need to be by buried cable along the meadow and pond portion of the adjacent property to the south. The rest of the line can be by poles. Cell service is available through Verizon and, perhaps, other carriers as well.

## SITE DESCRIPTION

Twin Brooks Woodland is an ideal site for a year-round home or a vacation house. It is private and scenic yet close to mountains, a large lake and town. It is very convenient to the local school and not far from the interstate.

Overall, the property is a gentle slope from west to east (1,340 ft to 1,180 ft), with numerous level areas. Old internal roads can easily be converted to walking and cross country ski trails. Soils are generally well-drained with areas of poorly drained soils, particularly in the southwest corner and in the far eastern section.

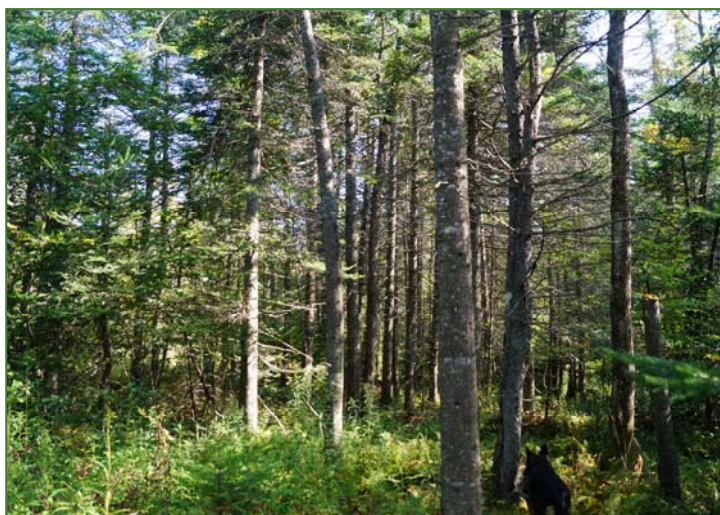
The property is bisected by the road with 7 acres to the west of the road and 29 acres to the east. The easiest building sites are in the center of the eastern portion. However, the western portion offers sites closer to the brook and, possibly, with more far-reaching views. From the property, no other houses can be seen, creating a sense of wilderness close to amenities.

The forest resource consists of a hardwood and softwood species mix, with semi-open areas in the center of the property. Most of the forest has naturally reverted from old field abandonment roughly 35 years ago, resulting in a forest age structure that is relatively young. Older trees in excess of 85 years run along the brooks offering an "old growth" corridor along these scenic waterways.

Mountain views, as seen from the adjacent property, can be enjoyed with some forest clearing.



The one-lane, town maintained road dead ends at the next property, creating a quiet environment.



The mixed wood forest offers many sites where a home can be built.





## SITE DESCRIPTION (continued)

With clearing in the right places, the property can enjoy close views of several peaks of the Worcester Range - all to the north. White Rocks, Hunger Mountain and Hogback Mountain should all be visible. To the west, two local hills, West Hill and Dumpling Hill, can be viewed with clearing in that direction.

The property is named for the two mountain brooks that form the northern and some of the eastern borders of the property. Both originate in the Worcester Mountains and run year-round. White Brook flows along the northern border of the western section, under Nellie Chase Road, and towards and away from the northern border of the eastern section. In the northeast corner, White Brook branches into two channels on either side of an island, joining Patterson Brook, which flows on the third side.

From the island, Patterson Brook continues along the eastern boundary for 1,000 ft before diverging away from the property.

## TAXES, TITLE & ZONING

The property is owned by Anthony and Deborah Iazzo whose deed is recorded in the Middlesex Town Clerk's Office in Book 68, Page 50.

The property was surveyed in late 2017 and subdivision approval was granted in January of 2018. Soil test pits indicate suitability for a mound system.

Because the property is under the same ownership as before it was subdivided, property taxes are not available. However, a ROUGH estimate of possible taxes on the vacant land is \$2,500. The property is NOT enrolled in the State of Vermont's Use Value Appraisal (UVA) program, also known as Current Use. The UVA program allows for a substantial property tax reduction in exchange for the practice of "good" silviculture and a commitment to non-development uses.

The property is in the Rural Residential Zoning District.



White Brook flowing along the western part of the property.



The island marks where the two brooks merge

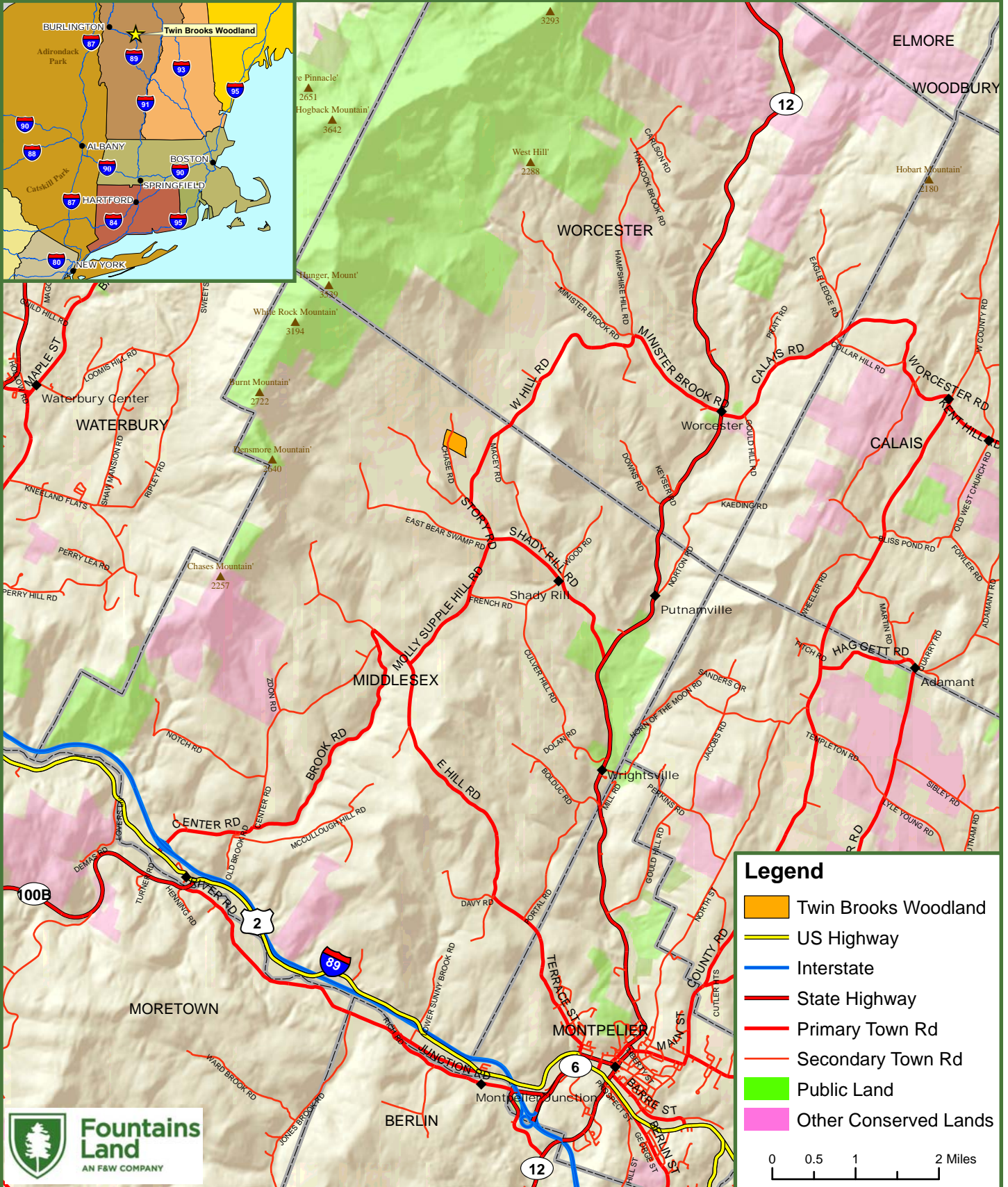
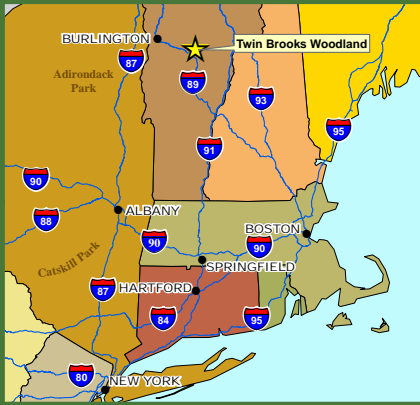
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**Locus Map**  
**Twin Brooks Woodland**  
36.5 GIS Acres  
Middlesex, Washington County, VT



**Legend**

- Twin Brooks Woodland
- US Highway
- Interstate
- State Highway
- Primary Town Rd
- Secondary Town Rd
- Public Land
- Other Conserved Lands

0 0.5 1 2 Miles







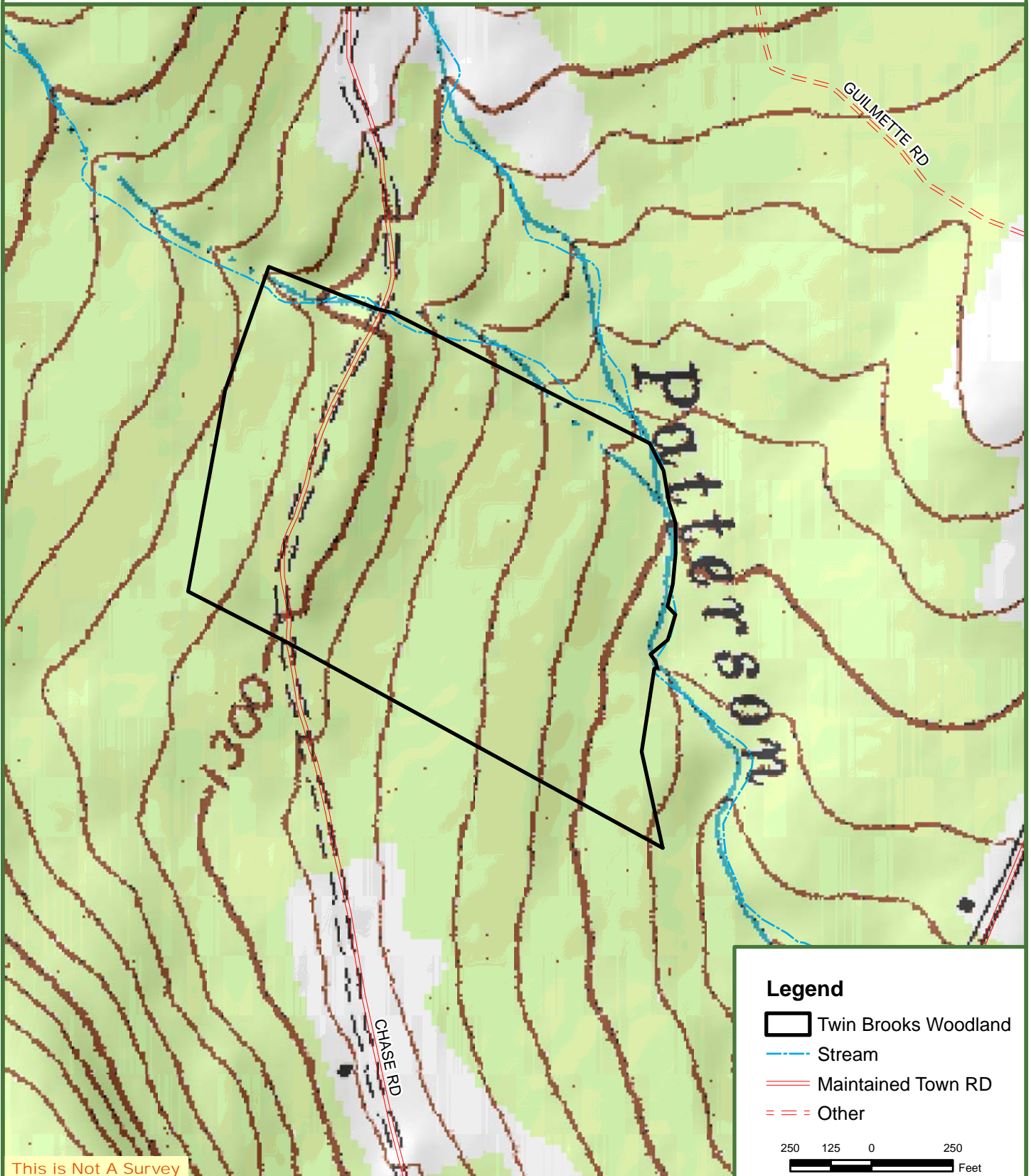
# Twin Brooks Woodland

36.5 GIS Acres

Middlesex, Washington County, Vermont



**Fountains  
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Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



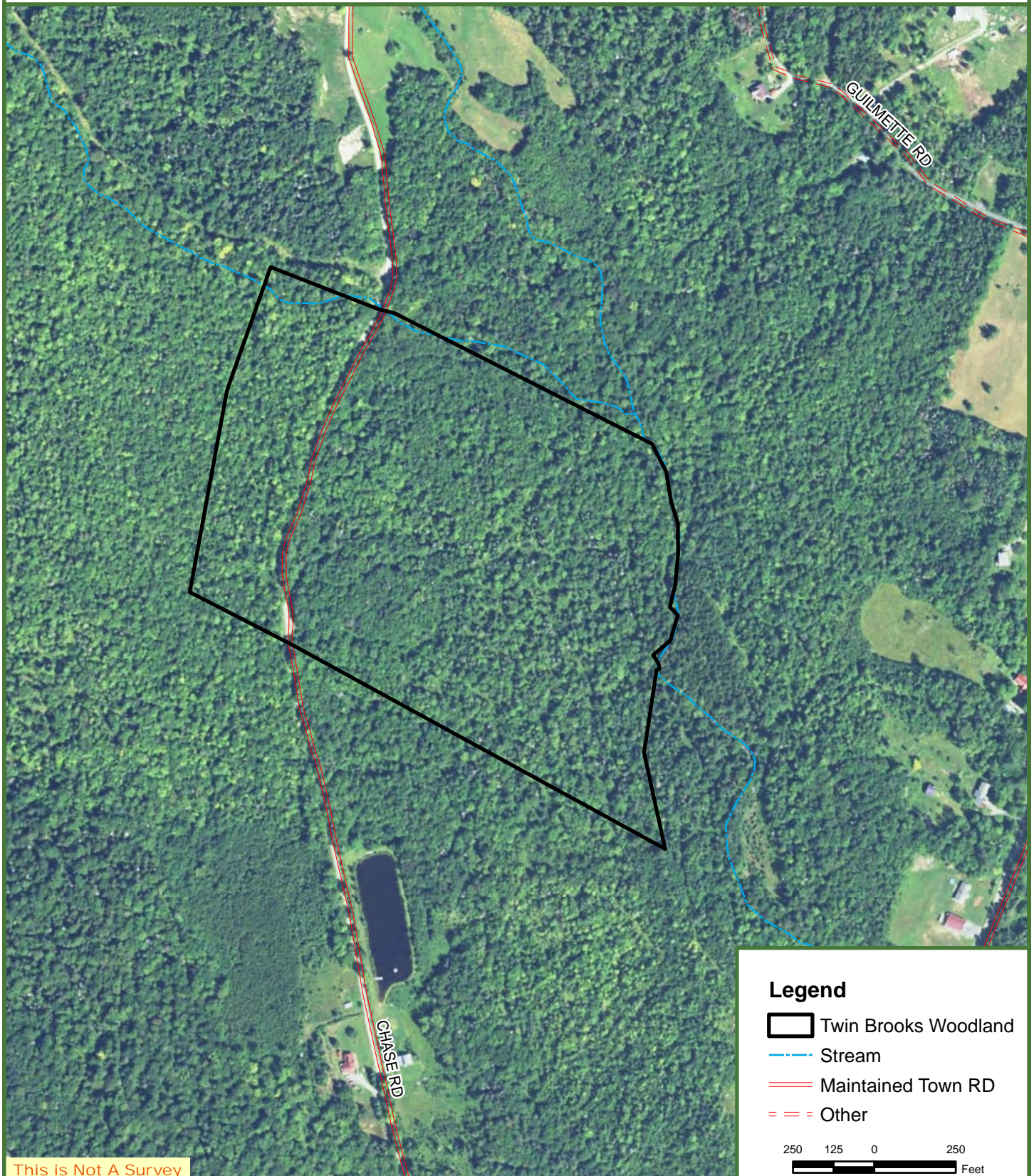


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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

## **RIGHT NOW YOU ARE NOT A CLIENT**

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

## **You May Become a Client**

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

## **Brokerage Firms May Offer**

### **NON-DESIGNATED AGENCY or DESIGNATED AGENCY**

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

## **THE BROKERAGE FIRM NAMED BELOW PRACTICES**

### **NON-DESIGNATED AGENCY**

#### **I / We Acknowledge Receipt of This Disclosure**

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

Fountains Land Inc  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

Date

Alisa Darmstadt  
Printed Name of Agent Signing Below

[ ] Declined to sign

\_\_\_\_\_  
Printed Name of Consumer

[Signature]  
Signature of Agent of the Brokerage Firm Date

\_\_\_\_\_  
Signature of Consumer

Date

[ ] Declined to sign