

50-Acre Build-Ready Land + Optional Brand-New Scandinavian Cabin / Tiny Home in South Royalton, VT – Utilities Included! No Zoning



50-Acre Build-Ready Land + Optional Brand-New Scandinavian Cabin Tiny Home in South Royalton, VT – Utilities Included (Artisan well, Septic and Electricity)

Price: \$380,000 (Land & Utilities) / \$130,000 (Tiny Home) – Bundle for \$475K! & (Bonus 10X20 NEW Insulated Shed)

Location: South Royalton, VT (389 Smedley Road – Private, Wooded Paradise Near White River Valley)

Description: This 50-acre wooded parcel is FULLY PREPPED and ready to build – no headaches, just potential! We've invested in top-tier utilities: artesian well, 4-bedroom septic (spec-approved), and electricity extended on-site. Perked and permitted for your custom home, cabin, or homestead. Perfect for off-grid vibes with modern conveniences. Ideal for Airbnb investors, Digital nomads, retreat buyers from Boston/NYC, Site ready for developers – No Zoning in Royalton.

Highlights:

- **50 Acres of Privacy:** Wooded trails, foliage views, room for subdivision or recreation. Close to Vermont Law School, hiking, and amenities – yet secluded!
- **Utilities Ready:** Artesian well (fresh water flows naturally), 4-BR septic installed, power hooked up. Save thousands in setup costs!
- **Eco-Friendly Appeal:** Enrolled in Current Use program for low taxes. Ideal for sustainable living or glamping.

Optional Add-On: Brand-New Designer Scandinavian-Style Tiny Home on Wheels – \$130K

- 450 sq ft, minimalist design with premium finishes 450 sq ft luxury cabin on wheels — modern kitchen, full bath, washer/dryer, and wood stove. Move-in ready or Airbnb turnkey.
- Fully equipped: Modern kitchen, bath, loft bedroom, efficient heating/AC.
- On wheels for flexibility – use as starter, guest house, or Airbnb rental. (Can be attached to a slab foundation and converted to real estate)
- Bundle the land + home (bonus shed) for \$475K and start living the dream today!

Priced to sell fast – serious inquiries only. DM for virtual tour, docs, or showing. No agents, please. Cash or financed buyers welcome. Let's make this your slice of VT heaven!

Contact:

David Hines

Email: david.hines@biointelli.com

Phone: 617-717-4833

Serious inquiries only. Cash buyers prepared to close in 30 days. Additional videos & Pictures of property and road in upon request. Priced to sell quickly.



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Royalton has **no zoning regulations**, making this a rare flexible land investment opportunity.

Video of Home:

<https://drive.google.com/file/d/1C4fnLroMThrU07OD8xMxiXJ-qAWVudzB/view?usp=sharing>







































View Driving on 389 Smedley road.

<https://drive.google.com/file/d/1X2GaU-5ou50ZOGWw48JAsaXcePHhi-3q/view?usp=sharing>

View driving into property

https://drive.google.com/file/d/1hMd44metQTZFnoHjND_BrjdbKOQ4CvO/view?usp=sharing



2:12



August 20
10:08 AM



VT Private Lands

HINES DAVID & ROBIN



Overview Weather Content

The 50 Acres is in the middle of over 2,000 surrounding acres of conserved forest, private property, the ultimate in privacy. Very private.

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