

For Sale
314 Lincoln Street
Waterbury, Vermont



108 Acres
\$3,500,000

NAI J.L. Davis Realty
Commercial Real Estate Services, Worldwide.

EXECUTIVE SUMMARY

314 Lincoln Street is a residential property located in Waterbury Vermont encompassing 108.3 acres of land in a picturesque country setting with an historical residence. The parcel is located 0.5 miles from Interstate 89, Exit 10, and 1 mile from Waterbury Village. The land consists of bucolic pastures, a portion of Graves Brook, some wooded hills, and pastoral views of the Green Mountains.

Waterbury is located at the crossroads of Interstate 89 and VT Route 100 in the heart of the Green Mountains. It's an easy commute to both Burlington and Montpelier and is a 30-minute drive from Burlington International Airport as well as a 2-hour drive to Montreal. Waterbury is known for its proximity to skiing, hiking, biking, golfing, and fishing destinations. Tucked between Stowe Mountain Resort and Sugarbush Resort this location is at the epicenter of Vermont's outdoor recreation. Downtown Waterbury boasts a number of small shops and excellent restaurants and breweries as well as regional employers and a large state office complex. The property also abuts the Country Club of Vermont.

Offering Price

\$3,500,000

Property Description

Zoning

Medium/Low Density Residential
Zoning Change Pending
Potential for Higher Density Development

Land Area

± 108.3 AC

Year Built

1830

Architecture

Federal Style

Electrical

Green Mountain Power

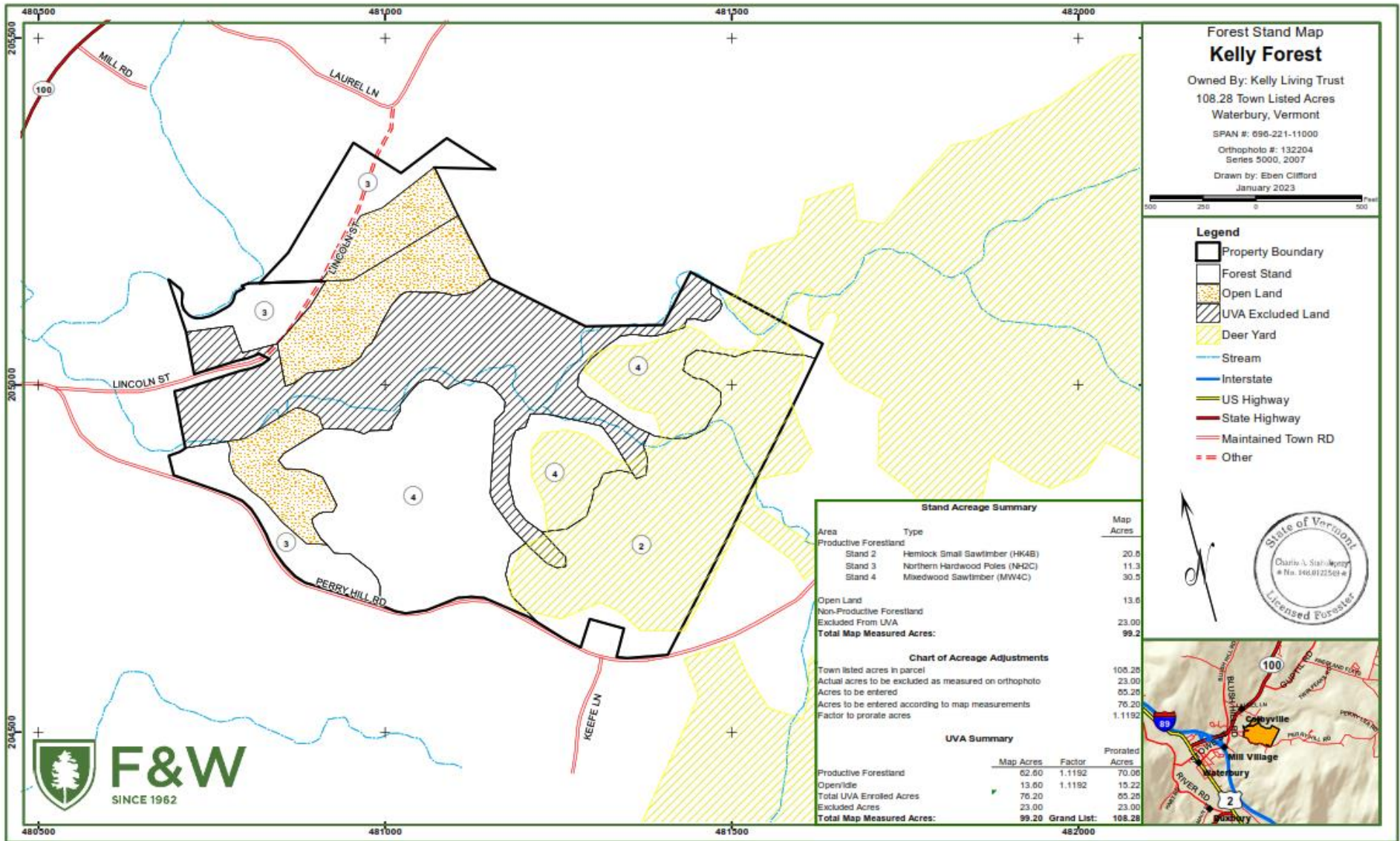
Water & Sewer

Municipal Water/Sewer Available

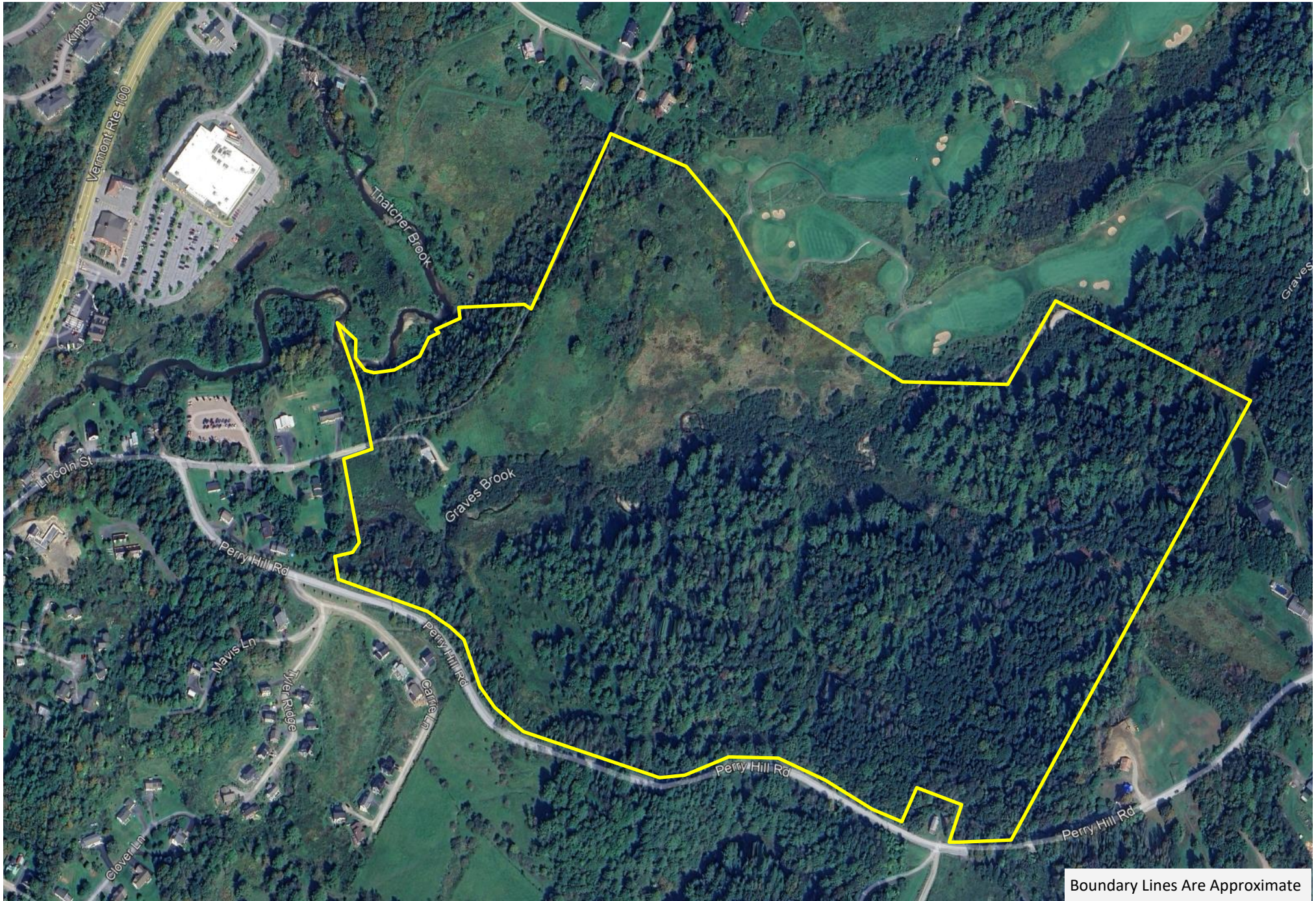
Available Materials

Wetlands Analysis
Sample Subdivision Plan

SITE PLAN & FORESTRY MAP

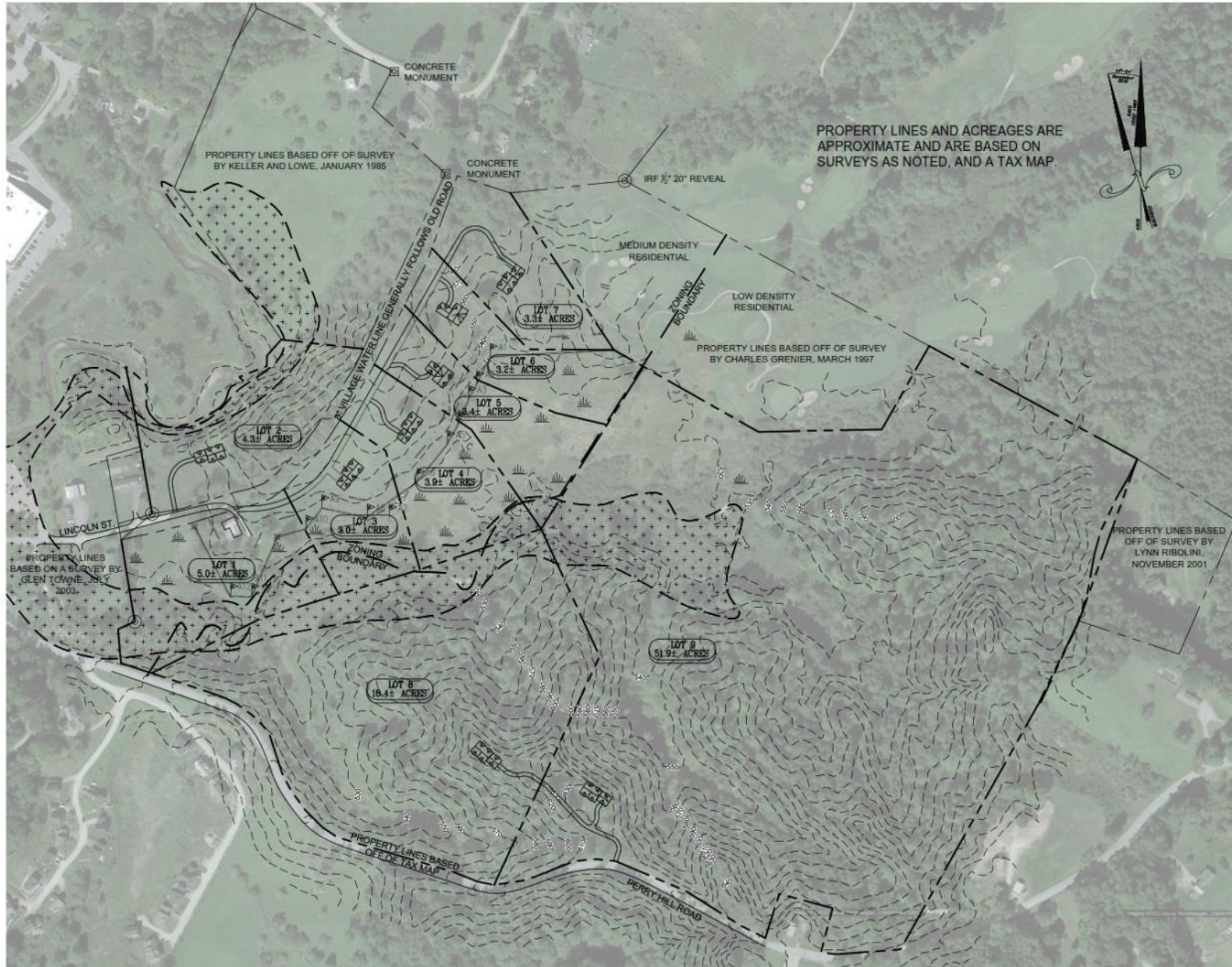


SITE AERIAL



Boundary Lines Are Approximate

SITE OUTLINE & POSSIBLE SUBDIVISION



Topography by LiDAR
Contour Interval 10'

Owner of Record: Kelly Living Trust Burta Kelly Trustee
Acreage: 108.3 Acres
SPAN: 696-221-11000
Parcel No.: 988-0314
Book/Page: 242/433
Zoning District: MDR/LDR



Contact Information

Jeff Nick

NAI / J.L. Davis Realty
Office: (802) 876-6923
Cell: (802) 343-0155
Fax: (802) 651-0101
jeff@jeffnick.com
www.jldavisrealty.com



Ryan Nick

NAI / J.L. Davis Realty
Office: (802) 316-5049
Cell: (802) 578-6634
rnick@jldavisrealty.com
www.jldavisrealty.com



Disclaimer Statement

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



J.L. Davis Realty



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 DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] *Declined to sign*

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] *Declined to sign*