



Property Panorama

List: 10/22/2025

Sold:

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Price \$1,500,000
Listing Status Active
Property Class Land
Address 0 Stonewall Street
City Newport City
Vill/Dst/Loc
State VT
Zip Code 05855
County VT-Orleans
Dev/Subd Stonewall Development

Lot Size Acres 8.85
Total Lots 19
Estimated Open Space %
Price Per Acre \$169,491.53
Zoning Yes - Newport City

Public Remarks Now is your chance to secure a fully permitted development project located in the heart of Newport, Vermont. This unique offering includes 19 build-ready lots, complete with water, sewer, power, and fire hydrants already in place allowing you to move forward with construction immediately. State and local permits on file for the development, each lot has been surveyed with pins set, and would fall under the Vermont Home ACT S.100, giving you flexibility to build single-family homes, duplexes, triplexes, quadplexes, or a combination. Whether you're planning a residential neighborhood or a mixed-use community, this project offers the foundation for success. Positioned in a prime location, these lots are just minutes from North Country Hospital, I-91, restaurants, shopping, bike path, and more. Residents will enjoy both convenience and the charm of a growing community. Adding a touch of character, each street in this development is named after U.S. presidents and generals. Don't miss this one-of-a-kind opportunity to shape the future of Newport by bringing much-needed housing and investment to the area. With infrastructure and approvals already in place, the path is clear for your next development venture. *Home Act S.100-Expansion of multi-unit housing: The law essentially bans single-family-only zoning statewide. It requires municipalities to: Allow duplexes wherever single-family homes are permitted and permit up to four-plexes on lots served by municipal water and sewer.

Directions Starting on Main St, Newport continue for 0.3 miles and take a Left onto Causeway for 0.4 miles, continue on Union St, in 0.2 miles take a Right on Indian Point St followed by a sharp Left onto Sloan St, in 0.2 miles take a Left onto Jackson St and follow for 0.3 miles, take a Left onto Stonewall St

General Property Information

Taxes TBD No
Tax Annual Amount \$5,249.26
Tax Year 2024
Tax Class Non-Homestead
SPAN Number 435-136-14709
School District North Country Supervisory Union
High School North Country Union High Sch
Middle/Jr School North Country Junior High
Elementary School Newport City Elementary

ROW Parcel Access
ROW to other Parcel
ROW Length
ROW Width
Water View
Waterfront Property
Water Body Name
Water Body Type
Water Body Access
Water Frontage Length
Road Frontage TBD
Road Frontage Length
Road Frontage Type Paved

Planned Urban Developmt
Flood Zone No
Resort No
Surveyed Yes
Surveyed By
Rehab Needed
Easements
Covenants Unknown

Utilities Other
Internet High Speed Intrnt Avail
Internet Service Provider Xfinity is available

Electric On-Site
Sewer Public Sewer On-Site
Water Source Public Water On-Site

Electric Company VT Electric Coop
Phone Company
Cable Company

Property Features

Lot Features In Town, Near Paths, Near Hospital, Near School(s)
Permit Number



Prepared By Dexter Degre
Agent Phone Phone: 303-854-7083
Office Name Jim Campbell Real Estate - Off: 802-334-3400

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Listed By:

MyKayla Tanguay - Jim Campbell Real Estate