

FOR SALE

PERMITTED WATERBURY LAND ON WATERBURY-STOWE RD

891 Waterbury-Stowe Road, Waterbury, Vermont



VT Commercial is pleased to offer this raw land that is conveniently located on the Waterbury Stowe Road. It is both commercial and residential zoned, with high visibility for business signage. Current ownership has gone through the process and it is permitted for a commercial detached garage, with a residential duplex. Plans available upon request. Property can be a commercial site with administrative approvals. Municipal water and sewer are at the street. Please contact us today for more information.

SIZE:

.18 +/- Acres

USE:

Residential

PRICE:

\$165,000

AVAILABLE:

Immediately

PARKING:

N/A

LOCATION:

891 Waterbury-Stowe Road, Waterbury

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

JOHN BEAL

802-598-1168

john.beal@vtcommercial.com

208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

www.vtcommercial.com





West Duplex
891 Waterbury Stowe Road
Waterbury, VT 05676

COVER SHEET

A000



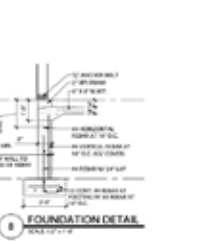
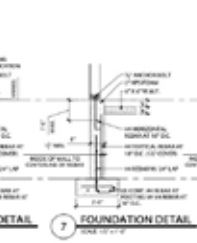
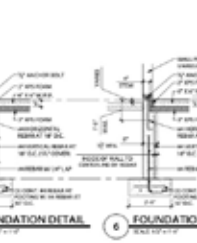
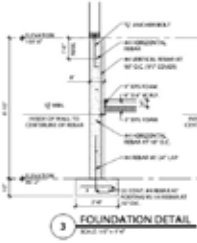
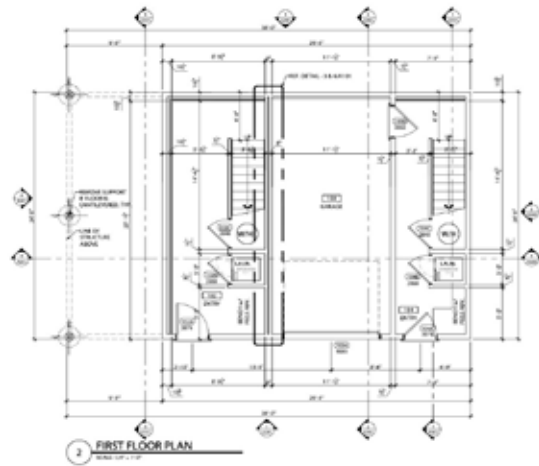
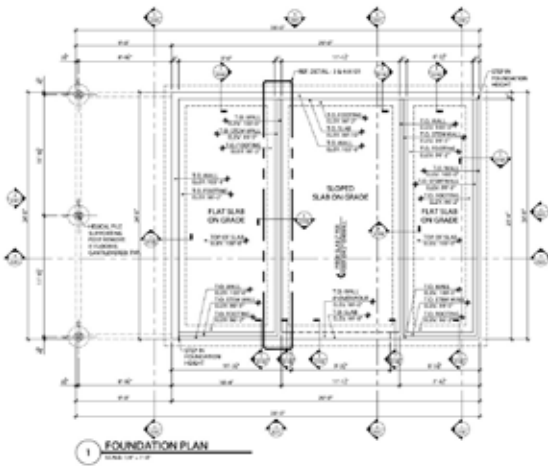
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SCHEDULES & GENERAL NOTES

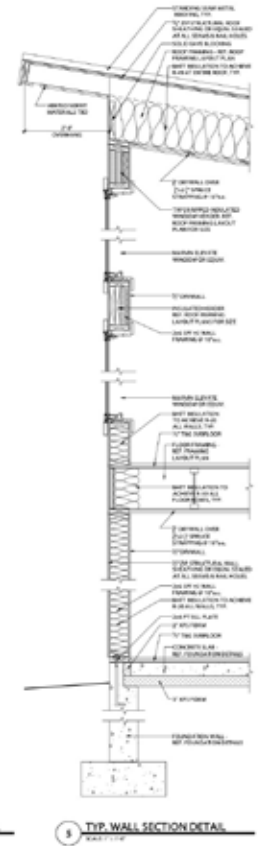
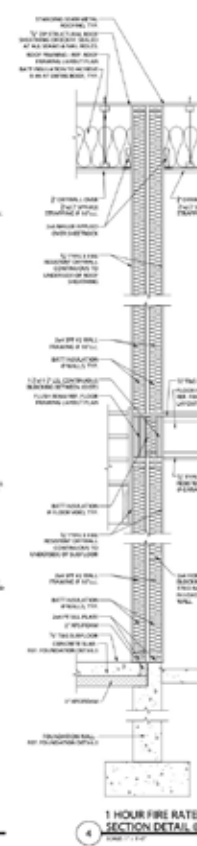
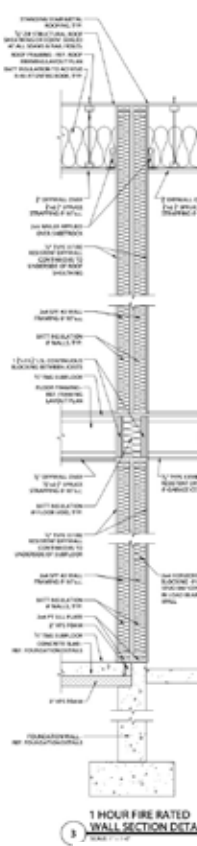
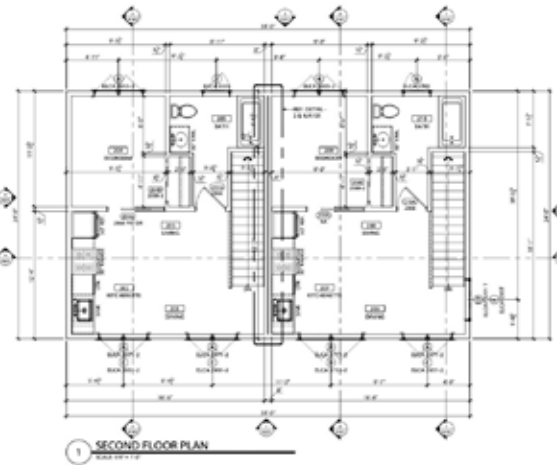
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INTERIOR DOOR SCHEDULE								
QUANTITY	DOOR NUMBER	SIZE	WIDTH	ROUGH OPENING HEIGHT	HEAD HEIGHT	SWING	JAMB	NOTES
1	102B	2866	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"	LEFT	4-9/16"	
1	102C	2866	2'-10 1/2"	4'-10 1/2"	4'-10 1/2"	LEFT	4-9/16"	
1	104B	2866	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"	LEFT	4-9/16"	
1	104C	2866	2'-10 1/2"	4'-10 1/2"	4'-10 1/2"	LEFT	4-9/16"	
1	204A	2866 PKT DR	5'-5 1/4"	7'-3"	7'-3"	N/A	6-9/16"	
1	205B	2068-2	4'-1 1/4"	6'-10 1/2"	6'-10 1/2"	N/A	4-9/16"	BI-PASS
1	205A	2866	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"	RIGHT	4-9/16"	
1	209A	NA	5'-5 1/4"	7-0 1/4"	7-0 1/4"	N/A	6-9/16"	
1	209B	2068-2	4'-1 1/4"	6'-10 1/2"	6'-10 1/2"	N/A	4-9/16"	BI-PASS
1	210A	2866	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"	RIGHT	6-9/16"	





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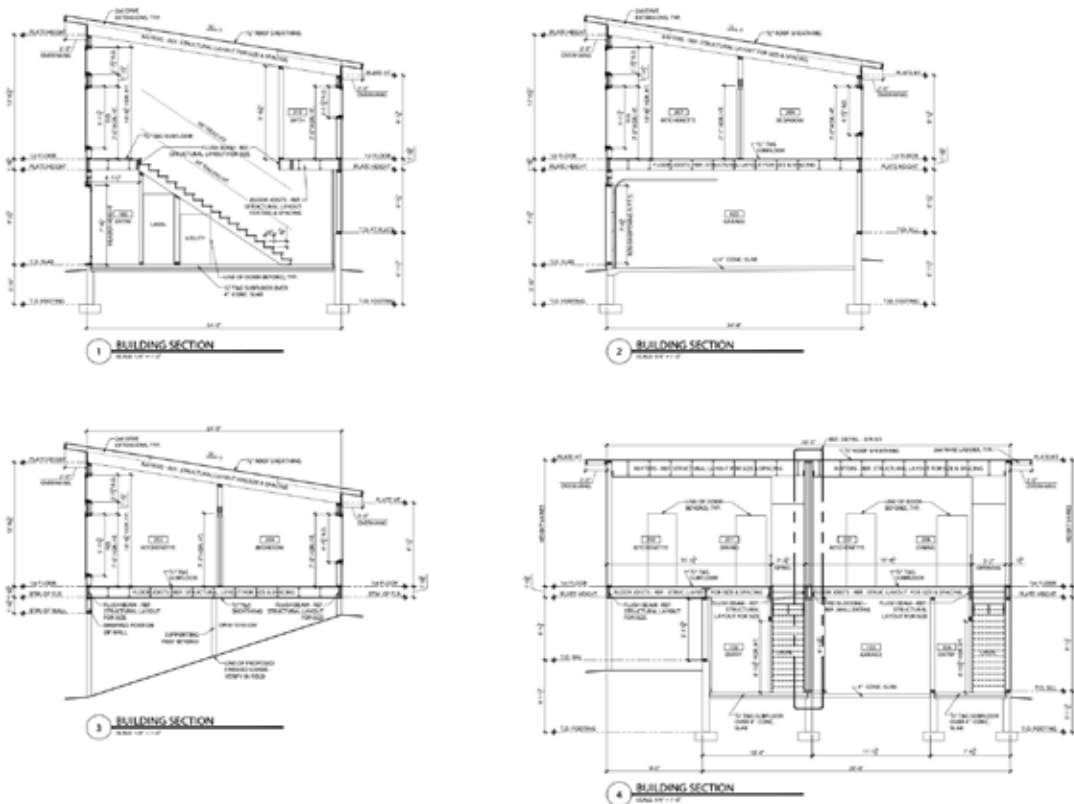


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ELEVATIONS

A201



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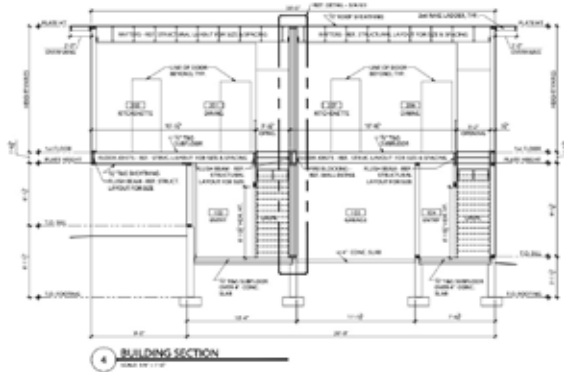
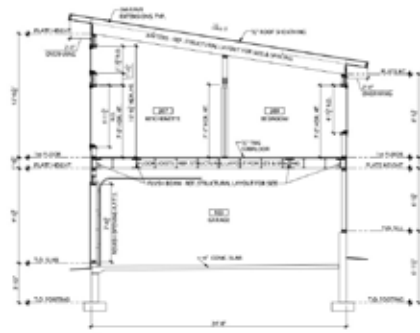
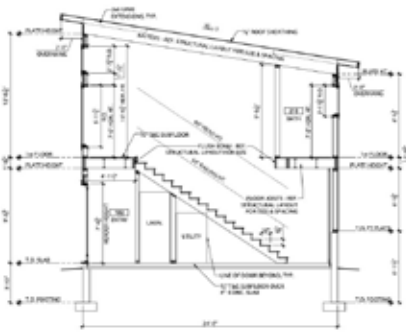
BUILDING SECTIONS

A301

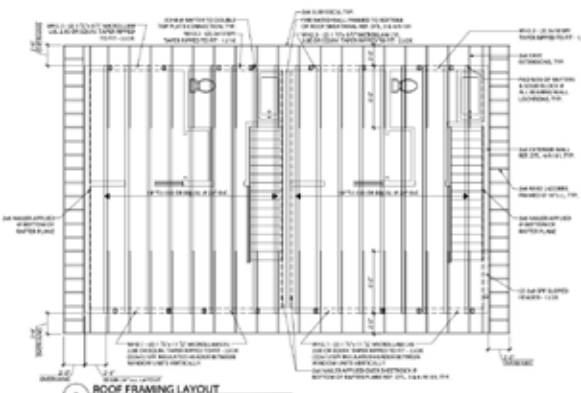
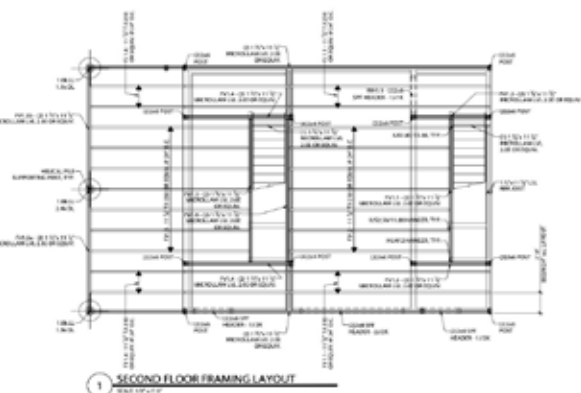
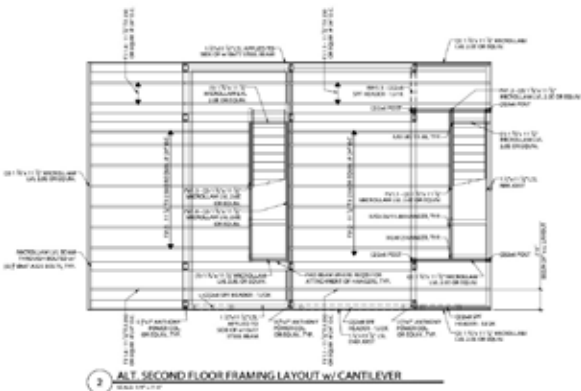




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West Garage 891 Waterbury Stowe Road Waterbury, VT 05676

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COVER SHEET

A000

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Design Management,
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INC.
100 Main Street
Waterbury, VT 05676
(802) 244-1111
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CODE REVIEW

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE 2015 EDITION

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R601.2(1) OF THE INTERNATIONAL RESIDENTIAL CODE

LOADING	WIND	SEISMIC	ROOF	WIND	SEISMIC	ROOF	WIND	SEISMIC	ROOF
TYPE	WIND	TYPE	WIND	TYPE	WIND	TYPE	WIND	TYPE	WIND
TYPE	WIND	TYPE	WIND	TYPE	WIND	TYPE	WIND	TYPE	WIND

TABLE R602.2.1 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT OF THE INTERNATIONAL RESIDENTIAL CODE

CLIMATE	ROOF	WALL	FLOOR	CEILING	DOOR	WINDOW	GLASS	GLASS	GLASS
1	20	20	20	20	20	20	20	20	20
2	20	20	20	20	20	20	20	20	20

BUILDING DATA:

SQUARE FOOTAGES:

BASEMENT / GARAGE 400 SQUARE FEET

DESIGN LOADS:

LIVING AREAS 40 PSF LIVE LOAD, 10 PSF DEAD LOAD
BEDROOM AREAS 40 PSF LIVE LOAD, 10 PSF DEAD LOAD
ATTIC & STORAGE 40 PSF LIVE LOAD, 10 PSF DEAD LOAD
CONCRETE DECK & PORCHES 40 PSF LIVE LOAD, 10 PSF DEAD LOAD
EXTERIOR BALCONIES 40 PSF LIVE LOAD, 10 PSF DEAD LOAD
EXTERIOR WALLS 12 PSF DEAD LOAD
INTERIOR WALLS 8 PSF DEAD LOAD

DRAWING INDEX:

A000 COVER SHEET
A001 GENERAL NOTES AND SCHEDULES
A100 FLOOR PLANS & FOUNDATION DETAILS
A200 ELEVATIONS & BUILDING SECTION

EXTERIOR DOOR SCHEDULE									
QUANTITY	DOOR NUMBER	SIZE	ROUGH OPENING			SWING	JAMB	NOTES	
			WIDTH	HEIGHT	HEAD HEIGHT				
1	101A	3080	3'-2 1/2"	8'-2 1/2"	8'-2 1/2"	RIGHT	6'-9/16"		
1	101B	13080	13'-3 1/2"	7'-6 1/2"	7'-6 1/2"	N/A	N/A		
2									

WINDOW SCHEDULE MARVIN ELEVATE									
BRONZE ULTREX EXTERIOR/WHITE PAINTED INTERIOR									
HARDWARE: WHITE									
1/2" THERMAL PANE LOW-E III GLASS W/ ARGON									
MARK	CALL NUMBER	PANEL	ROUGH OPENING	PANEL	JAMB	GRID	NOTES	QUANTITY	
		WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT				
A	ELD-G-CUSTOM	5'-2 1/2"	2'-7 1/2"	11'-4 1/2"	8'-8 1/2"	6'-9/16"	N/A	DIRECT GLAZE FIXED	3
									3

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SCHEDULES &
GENERAL NOTES

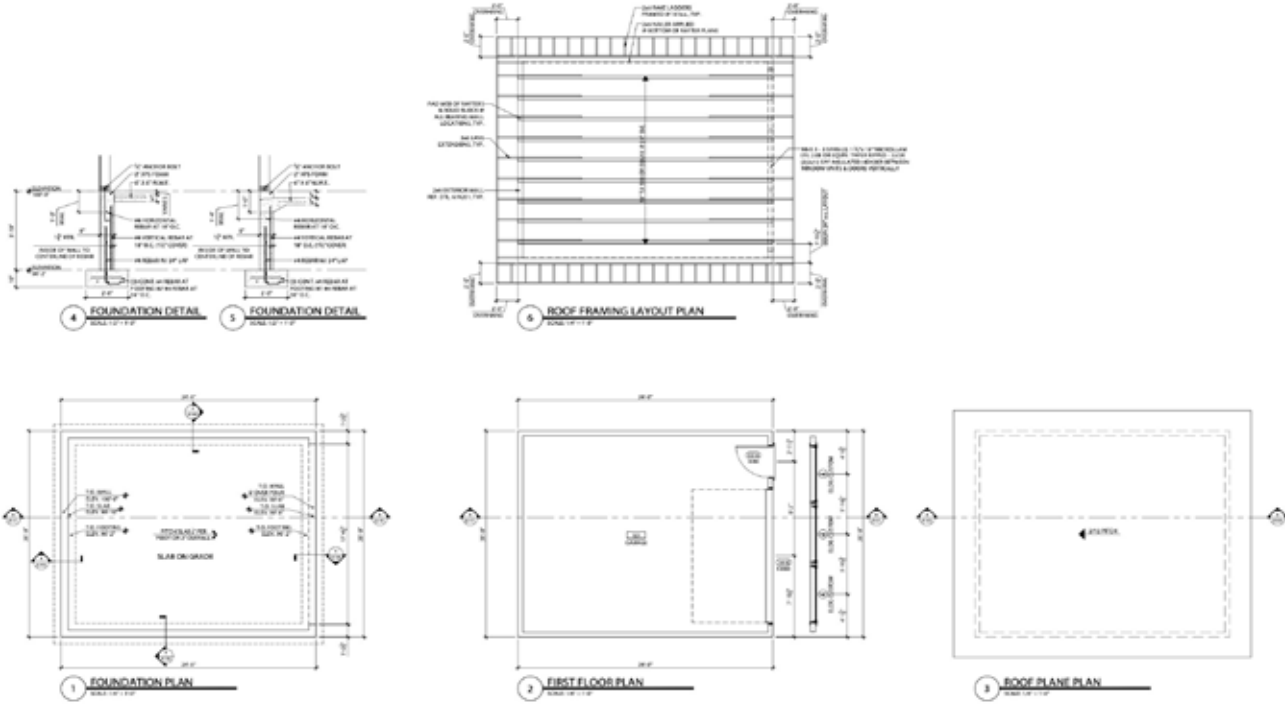
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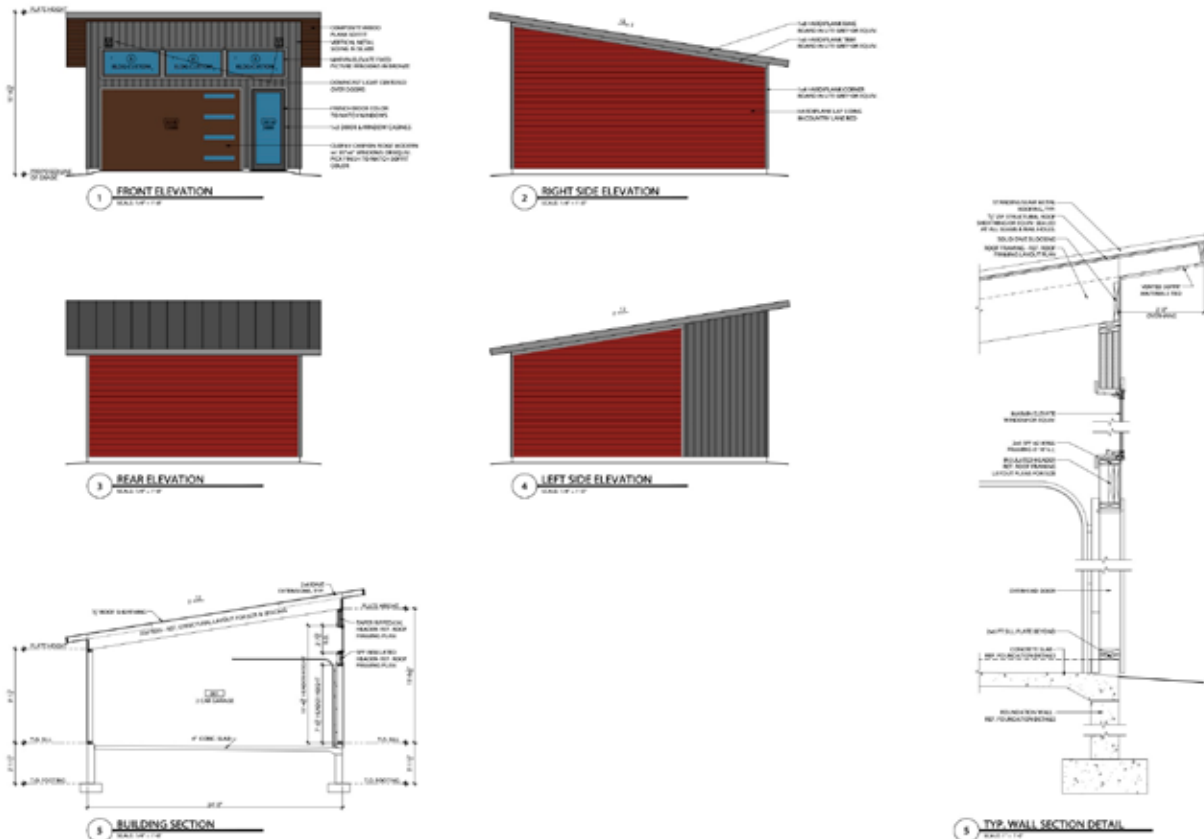


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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

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

9/24/2015

