

Utility & Property Information

Address: The approximate address is 600 Davidson Drive, Walden Vt. 05873
GPS will work for this address. It puts you at the end of the town road.
Because there's no residence, there isn't an official E911 Address.

Property History: The current family thoughtfully assembled this property over several years with a plan to build a legacy estate. It was assembled from a 163-acre parcel in Danville, and a 107-acre parcel in Walden. They have also secured the option to purchase an additional 50 acres lot in Danville, contiguous to their holdings. Their long-term plans have unfortunately changed, and they have moved out of state.

Taxes: Town of Danville: \$4,051.41 (2025 Non-Residential Value).
Town of Walden: \$2,758.46 (2025 Non-Residential Value)

Note: None of the land is enrolled in Vermont's "current use" tax abatement program (UVA) Most of the property can be enrolled for substantial tax savings.

Zoning: **Walden:** No zoning exists in Walden.
Danville: A small portion of the Southwest access is in the "RT-2" district. The bulk of the property is in the "Conservation" district with a 10-acre minimum lot size.
Access the [Danville Zoning Regulations](#) for further information. The Danville Zoning Department may also be contacted at 802-684-3352 ext. 204 with any additional questions.

Boundaries: Portions of this property, and neighboring properties, have been surveyed over the years, but the entirety of this aggregated parcel has not been surveyed. Please see the surveys on file, and aerial mapping for general boundary locations.

Sub-dividable: As there is no zoning in Walden, any portion of that 107-acre parcel can be subdivided as the new owners see fit. The 163-acre Danville parcel can be subdivided with an approved engineering plan and town permit. Note that the Danville parcel has a separate access point on Rt-15 which is desirable.

Trail System: There is an extensive trail system throughout the property providing opportunities for camping, hiking, biking, skiing, hunting, and other outdoor activities.

VAST Trail: The Vermont Association of Snow Travelers (VAST) club maintains and grooms a snowmobile trail on the property. Permission is at the landowner's discretion. Any agreement granted to VAST may be terminated at any time. Per VAST, all riders must belong to VAST and a local club to ride legally in the state of Vermont. Use of the trails by VAST members is permitted for winter use only. Landowners are protected under Vermont Legislature. For more information, please visit the VAST website: [VAST Home](#)

Power: Washington Electric Co-op provides power to a pole on the property at the end of Davidson Drive. Power would need to be brought up to the home site by burying it along the road. It is 6/10 of a mile from the pole to the home site. Call WEC for specifications and cost estimates. 802-223-5245

Water: A private drilled well would need to be installed. There are many drillers in the area that can quote the cost. Drill rig access is easy on the well-made road.

Septic: A private wastewater septic system will need to be installed. Soil tests have been completed and are posted in the information package link. Contact Nathan P. Sicard, P.E at Ruggles Engineering Services. 802-748-5898 for more information and cost estimates.

Road: Davidson Drive is a Town of Walden plowed, and maintained road, Ending at this property. From there the road is your private drive. You will be responsible for maintenance & plowing. Local excavating contractors "Kirk Fenoff & Son" built the road, cleared the land, and dug the septic testing pits. They are reliable, reputable, and do excellent work. Contact Derek for estimates on any road maintenance, plowing, or additional site work for your projects. 802-535-0109

ROW: At the end of Davidson Drive, a left fork known as "Davidson Extension" runs along the Northwest border of the property. It is gated and shared with two other property owners who have "camps" beyond the "Walden Ridge" property. These owners have a deeded "Right of Way" to use it. **Additionally:** as noted on the "Kittredge Survey" Parcel #3, 50.19-acres, has a ROW over Parcel #2 which is part of the Walden Ridge property. This 50-acre parcel is contiguous to the Walden Ridge property, with the road to the home site running just west of it. The owners have secured a 2 year option to purchase the 50-acre parcel which will be assigned to new buyers. Exercising the option expands the Walden Ridge property to 320-acres, and extinguishes the ROW.

Joe's Pond: Per the State, Joe's Pond has an area of 396 acres and a maximum depth of 78 ft. Fish species are Brown Trout, Bullhead, Chain Pickerel, Northern Pike, Panfish, Rainbow Trout, Smallmouth Bass, Yellow Perch. Medium-sized motorboats are permitted. A popular fishing destination during all seasons of the year. The state beach and boat launch cannot be seen from the property, but are 5 minutes away.. More information at [The Joe's Pond Association](#) website.

Services: Cell phone service is very good at the property with coverage from AT&T and Verizon. NEK Broadband has recently installed fiber optic cable along RT-15 and will bring it up Davidson Drive to the power pole. From there it can be brought up to the home site by burying it along with the power cable. It is 6/10 of a mile from the pole to the home site. Contact [NEK Broadband](#). Satellite internet service is also available from [Starlink](#).

Disclaimer: *The information on this page is provided as a courtesy and is for general reference only. This information may not be relied on and was created from many sources that may or may not contain errors or otherwise be reliable. Some information, especially measurements and costs are only approximate. Taxes, utilities, zoning, state/local permits, construction costs, roads, associations, property condition, forestry plans, timber volumes/\$, boundaries, surveys and all other data found here may and does change. All buyers are encouraged to perform their own due diligence and not rely only on this information. No responsibility will be assumed for decisions and offers made from this information.*