

# A Once In A Lifetime Opportunity...

Own A Piece Of Pristine Burlington, Vermont Lakefront Property  
With Year Round Panoramic Views Of Lake Champlain!



**DONAHUE**  
**ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

65 Main Street, Suite 202 | Burlington, VT | 802.862.6880



# AN EXTRAORDINARY LAKEFRONT PROPERTY ON LAKE CHAMPLAIN'S APPLETREE POINT

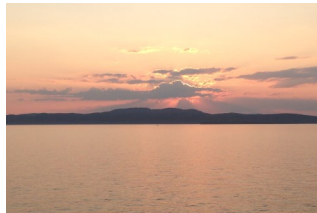
This magical property has been a place that surpasses beauty standards with a quiet and cozy cabin and effortless access to the waters of Lake Champlain. With a man made red stone wall that perches above the lake, the owner can enjoy the enchanting sunsets every evening from the comfort of their home or yard. This once in a lifetime property offers potential for a camp, private estate, or subdivision in an exclusive lakefront area only minutes from downtown Burlington.



## The Redstone Seawall and Stone Patio

This secluded resting space and stone stairs provides both an overlook to the bay and waters of Lake Champlain and access to a private beach, and westerly views.

Designed and constructed by the current owners, this patio provides a prime viewing spot for breath taking sunsets.



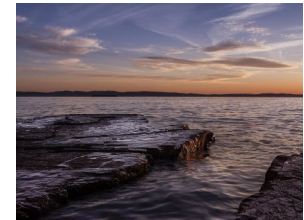
## SUNSET

After a long, wonderful day of enjoying the fresh air and water, sit back and enjoy the perfect spot for a Lake Champlain sunset over New York's Adirondack Mountains. If the day is spent in the City of Burlington shopping or other activities, coming home to enjoy the spectacular Lake Champlain sunset. Never feels wrong.....



## BEACH RIGHTS

In addition to direct lake access, the owner will enjoy rights to a community beach in the nearby cove. Popular Leddy Beach is 1.6 miles from the site, and North Beach just 2.6 miles away... All accessible via Burlington's award winning Bike Path! It is easy to launch your flotation device of choice, or sit and enjoy the lake waters and view.



## SERENITY

Appletree Point will provide you the escape from the hustle and bustle of today's busy life. The property is within close proximity to downtown Burlington, Interstate I-89 and Burlington International Airport, but once you arrive, you will find the serenity of the private enclave.



2 lots with a combined .76 acres and 250' of shoreline!

## 1 Stunning, Hard To Find Lake Front Opportunity

### Appletree Point Camp Burlington, Vermont

*This property has been in the Larsen family for over 45 years providing many memories to enjoy some of Lake Champlain's most spectacular sunsets.*

*With direct beach and lake access, this location is ideal for just about anyone.*

**Offered for Sale—\$1,300,000**



### PROPERTY DESCRIPTION

**OVERVIEW**—2 parcels with beach frontage on Appletree Bay and to the north waterfront overlooking Sunset Cliff bay along with a community beach the property enjoys rights to.

**ZONING**—RDW—Residential Low-density Waterfront . Permitted use includes residential use, group home, community garden, and parks.

**INFRASTRUCTURE**— Water—Both seasonal and year round municipal water on site. Sewer—Rights to connect to municipal sewer allowing new owner opportunity to enjoy the benefits for any renovation and improvements.

#### 506 Appletree Point Road

Facing north west, this lot includes 18,900 SF of land with a classic camp style home built in 1934 that includes 9 rooms: 4 bedrooms and 2.5 baths with nearly 2,500 SF of living area and a detached garage of +/- 440 SF.

Lake Frontage - 150 Ft. of shoreline

Parcel ID - 030-3-001-000

SPAN Number - 114-035-13128

Real Estate Taxes - \$12,087.28

#### 0 Appletree Point Road

A 14,226 SF (.33 acres) wooded lot facing south overlooking Appletree Bay and Leddy Beach.

Lake Frontage - 100 Ft. of shoreline

Parcel ID - 030-3-021-000

SPAN Number - 114-035-13144

Real Estate Taxes - \$4,829.00





View of NORTH LOT & CAMP from below Sunset Cliff



View of SOUTH LOT from Appletree Bay And Leddy Beach



THE CAMP—Under the canopy of mature trees with northwesterly views for the ultimate afternoon sun, long days and incredible sunsets!



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Bedroom







Bathroom



Kitchen



Dining Area with Lake View



Custom Bluestone Walkway



Bedroom to Bedroom View



Red Stone Stair View







**Church Street Marketplace**

5 miles—15 minute drive



**North Beach**

3.5 miles—12 minute drive



**Burlington Bike Path**

1 mile—15 minute walk



**Leddy Beach**

2.6 miles—8 minute drive



**UVM Medical Center**

5.8 miles—18 minute drive



**Burlington Intl' Airport**

8.6 miles—23 minute drive



**Citizen Cider**

5.2 miles—15 minute drive



**Zero Gravity Brewery**

5.9 miles—17 minute drive



**University Of Vermont**

5.4 miles—16 minute drive



**ECHO Museum**

4.7 miles—15 minute drive



**University Mall**

7.0 miles—24 minute drive



**Flynn Theater**

4.9 miles—15 minute drive

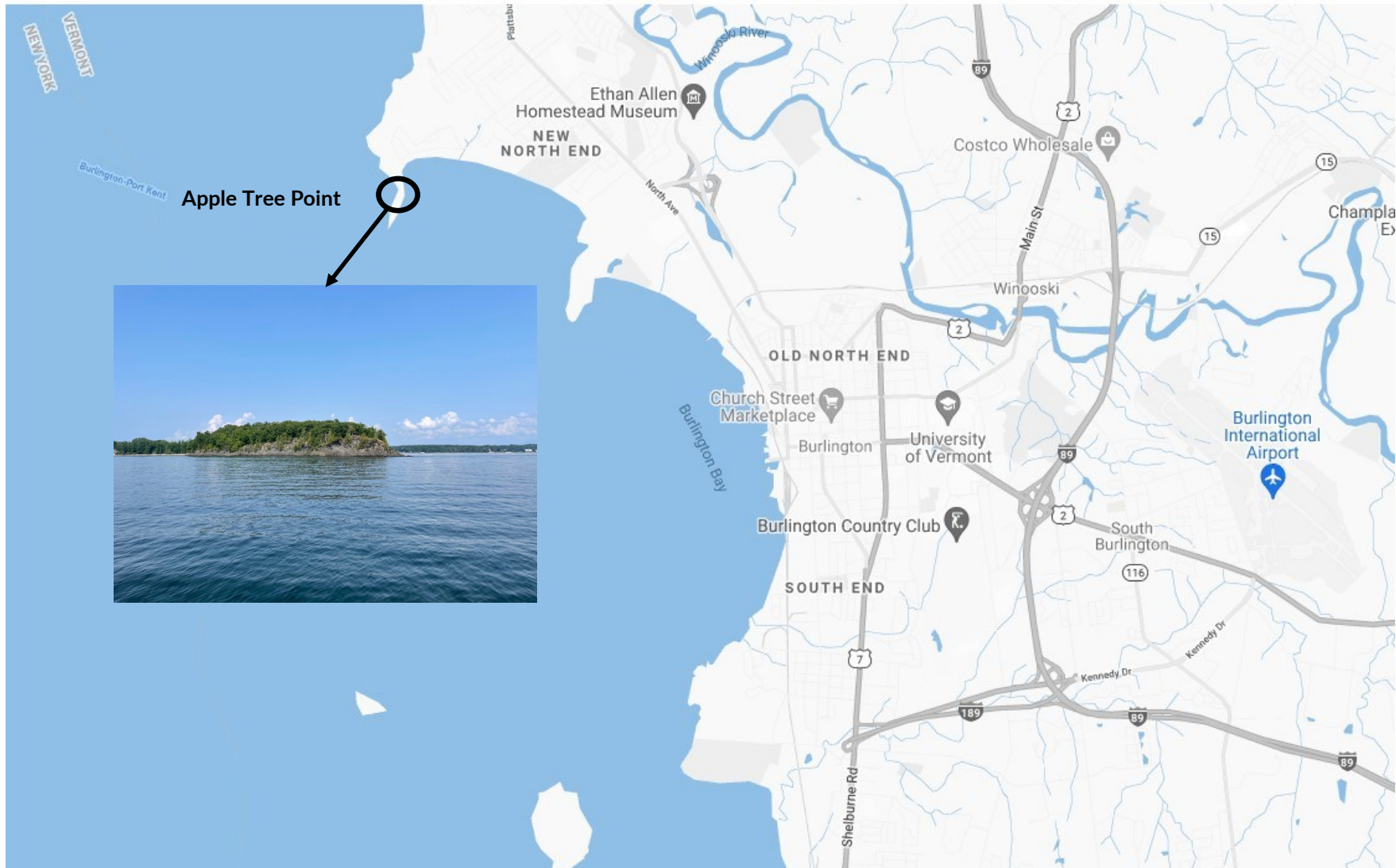
**Lots Of Incredible Nature, Entertainment, Food & Drinks, And Shopping As Close As It Gets!**



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# A Unique Location...with so much to enjoy, and so close.....

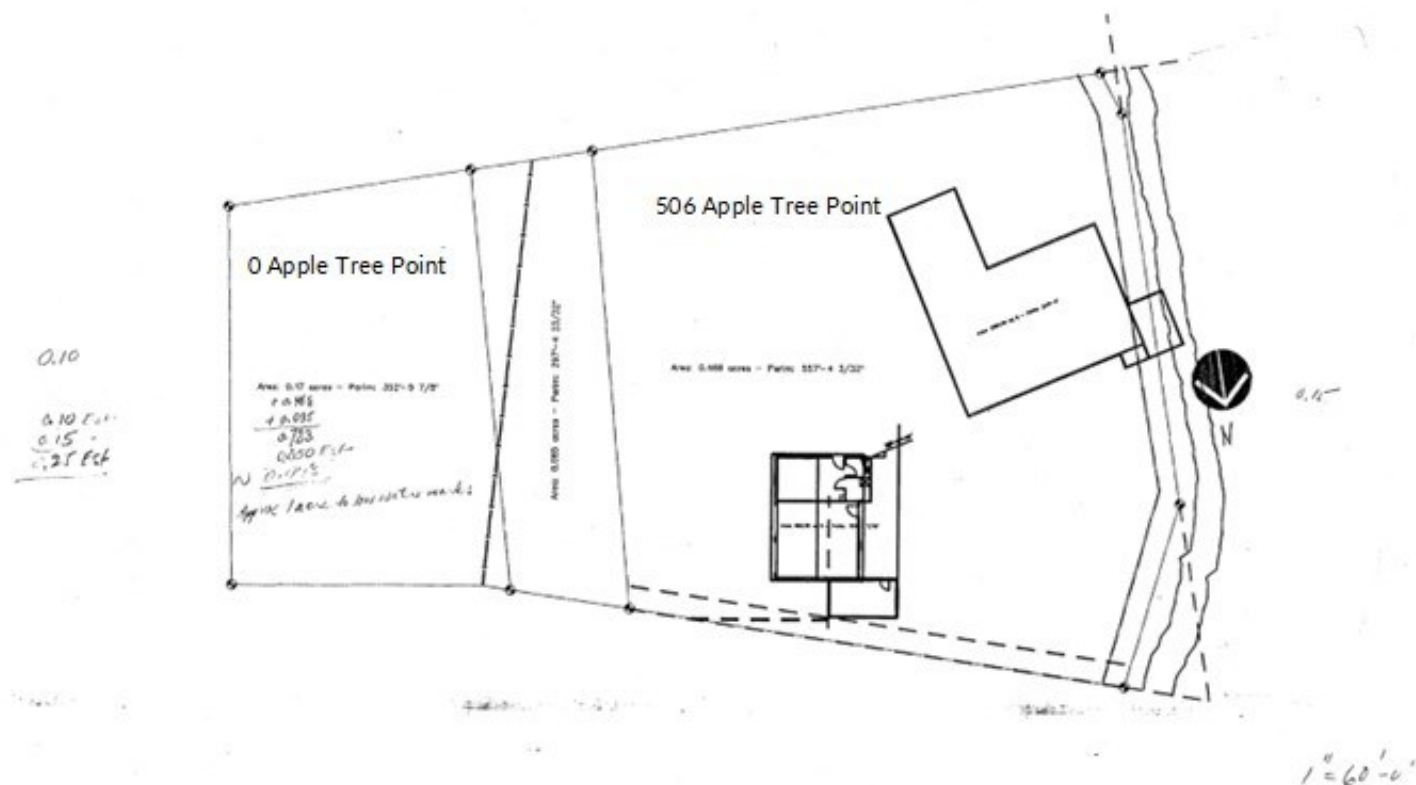




# Site Plan: 0 & 506 Apple Tree Point Road

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# Site Aerial— 0 & 506 Apple Tree Point Road

