



**GARDINER**  
TBD North Mountain Road, Gardiner, NY, 12525

**\$1,400,000**

<https://stevhubbardrealestate.com>

Own a piece of the Gunks, and one of the tallest sheer cliffs in the eastern U.S. BOH-approved septic and Planning Board-approved engineering plans exist for this property's new owner to create a secluded homestead off Gardiner's quiet and beautiful North Mountain Road running parallel to Shawangunk Ridge. Whether you're a rock climbing enthusiast, an avid hiker, a forester, lover of nature, or someone who'd appreciate waking up to unobstructed, awe-inspiring views, this newly subdivided property offers the rare opportunity to own a unique 103.4 acres that include the mountain's rock face to its highest elevation along the western border. The iconic granite face of Millbrook in the Shawangunk Mountains, which was featured as the final image in a recent Autumn "I love NY" tourism campaign, will be the striking view from your dream home's living and bedroom windows—as well as your own wall to climb and boulder fields on which to scramble, if you so desire. Convert an existing forest road into a majestic private drive that meanders through picturesque woods and past historic stone walls that once encompassed fields and pastures, up to a perfect, flat building site. The approximately 20 buildable acres back up to 80+ acres of protected woodland, whose thousands of trees, boulders, streams, and wildlife offer a diverse, natural landscape to explore—it's a stunning world of its own and yet perfectly situated near the Mohonk and Minnewaska State Park Preserves, convenient to farmer's markets, shopping and restaurants of nearby hamlets and bustling New Paltz, and only 1.5 hours to NYC's GWB. This property is perfect for a one-of-a-kind family compound to be passed down for generations.

**MLS #:** 20222216

**Listing Category:** Lots/land

**Acreage:** 103.4

**Lot Dimensions:** 103.4 Ac

**Virtual Tour:** <https://youtu.be/7rnKoRej8-8>

**Zone:** Sp1, 2 & 3

**Type:** Residential

**Lot:** 25.12

**Lot/Site:** Rural

## UTILITIES

**Electricity:** Within 1/4 Mile

**Utilities:** Electric Available

## EXTERIOR FEATURES

**Views:** Mountain

**Lot Description:** Private, Rock Outcrop, Secluded, Slope-gently, Slope-moderate, Slope-steeply, Wooded

## LOCATION DETAILS

**Area/Town:** Gardiner

**County:** Ulster County

**School District:** Walkkill Central

## LISTED BY

**Office Name:** Four Seasons Sotheby's Int'l-k

**Agent 2 Last Name:** Marsini

**Agent First Name:** Gerald

**Post Updated:** 2024-01-23 08:05:10



## CALL US NOW

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**Steve Hubbard**  
REAL ESTATE SERVICES



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