



ROCHESTER

170 Lawrence Hill, Accord, NY, 12404

\$2,599,000

<https://stevehubbardrealestate.com>

For a buyer looking for the ultimate level of privacy, this is a rare opportunity to own a nature preserve at the end of a dead end road in the desirable town of Accord. The near and distant mountain views, 1/2 mile of Peters Kill river frontage with exclusive access to multiple swimming holes and water falls and miles of hiking trails that weave their way along the river, through fields of ferns, deep woods and various rock outcroppings and directly into both Minnewaska State Park, the property is a nature lover's paradise. Surrounded by hundreds of acres of forever wild lands you'll never have to worry about any development other than what you choose to do on the 45+ acres. Due to its remoteness, abundant wildlife of all shapes and sizes is part of the daily experience. A very productive fruit orchard provides apples, pears, peaches and blueberries and a large vegetable garden produces a healthy volume of seasonal vegetables. The adjacent barn and machine shed can be used for farming purposes or can be repurposed for an alternative use. The 3BD/2BA solidly-built barn style home sits perched on a hill overlooking the forest and river below. With some renovations/updates, it could serve as a primary residence or a guest house for someone that wants to build a separate primary residence. The most obvious homesite has spectacular views of the Catskills and the property would make an ideal family compound. While it may feel like you're at the end of the world, it's just a few minutes to the town of Accord where you'll find the Accord Market, Saunderskill Farm, Westwind Orchard, Arrowood Brewery and Inness.

MLS #: 20232146

Listing Category: Residential

Acreage: 45.97

Age: 41-60

Bathrooms: 2

Half Baths: None

Dining Room Level: 2

Family Room Level: 2

Bedroom 2 Level: 3

Bedroom 4 Level:

Other 1 Level:

SqFt 1st: 432

Zone: Ar3

Area: 2,160 sq ft

Year built: 1994

Bedrooms: Three

Full Baths: Two

Living Room Level: 2

Kitchen Level: 2

Bedroom 1 Level: 3

Bedroom 3 Level: 3

Den Level: 1

Other 2 Level:

SqFt 2nd: 864

SqFt 3rd: 864

Basement: Finished, Full, Walk Out

Lot: 210

Survey: Y

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Refrigerator, Washer

Cooling/Air Conditioning: Window Unit

Flooring: Carpet, Hardwood

Additional Interior Features: Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard

Water: Drilled Well

Sewer: Septic-ingr.

Hot Water: Electric

Electricity: 200 Amps

Utility Level: 1

EXTERIOR FEATURES

Garage Type:

Driveway: Blacktop

Construction: Frame/stick

Roof: Asph Shingle

Lot Features: Adjacent To State Land, Landscaped, Level, Meadow, Private, Secluded, Slope-gently, Slope-moderate, Slope-steeply, Wooded, Water Frontage

Water Features: Creek, Stream, Water Access, Waterfall, Water Front

Lot Dimensions: 45.97 Acres

Garage/Parking Extras: Lot-paved

Style: Colonial

Porch: Deck, Patio

Other Buildings: Barn, Shed, Other/see Remarks

Views: Meadow, Mountain, Valley, Water, River

Additional Exterior Features: Gas/propane Grill

LOCATION DETAILS

Area/Town: Rochester

Lot/Site: Rural

Directions: Drive Past Gate At The End Of Lawrence Hill.

School District: Rondout Valley Schools

County: Ulster County

LISTED BY

Office Name: Fresh Air Realty

Agent Last Name: Satto

Agent First Name: Joseph

Post Updated: 2023-12-05 13:45:08



CALL US NOW

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