



## ROCHESTER

481-491 Mettakahonts Road, Kerhonkson, NY,  
12446

<https://stevhubbardrealestate.com>

**\$3,200,000**

Once in a life time an estate property like this becomes available. Seventy two plus acres of park like land featuring two contiguous lots, the most amazing six acre spring fed swimming pond and a half mile of frontage on the rushing Rochester Creek. The sound of the creek is delicious and the mind races with possibilities here. Wonderful mix of open fields and pockets of forest and colonial era stone walls that go on forever. Five acre zoning and roughly 1, 400' of town road frontage will allow room for the whole family compound. This owner has spent the last 2 years grooming this land and you will be impressed. The pond is about 1, 400' long and 200' wide and up to 10' deep with perfect home sites along its full length. Multiple open meadows dot the land, perfect for your critters or solar array. Hang out by the firepit beside the pond or jump right in off of the docks. Explore the falls along the extensive creek frontage. Groomed roads and walking trails run through out the lot. State parks are not this nice!

**Addendum:** Two contiguous lots. 68.4-2-18.120 and 68.4-2-20.200 . Smaller lot is 6.3 acres and has a driveway, drilled well and prime power on site. Gorgeous, one of a kind creek side building lot! The Rochester Creek is a rushing beauty creating a sound soo soothing. Multiple spots very worthy of a dip and two deep swimming holes! The wooded areas contain some very old growth trees and even an old herd path. Heaven has been found. Come walk it with me! Two dug wells near the gates on Mettakahonts road and a drilled well on the 6 plus acre lot. This is the finest parcel I've brought to the market in my 20 year career.

**MLS #:** 20232971

**Listing Category:** Lots/land

**Acreage:** 72.3

**Lot Dimensions:** 72.3 Acres

**Lot/Site:** Rural

**Zone:** R-5

**Type:** Residential

**Lot:** 18.12

**Water Features:** Rochester Creek

**Improvements:** Curb Cut(s),curbs And Gutters, Drive, Finish Graded

## UTILITIES

**Water:** Drilled Well, Dug Well

**Utilities:** Cable, Cable Available, Electric, Electric Available

**Electricity:** On-site

EXTERIOR FEATURES

**Other Buildings:** Shed

**Views:** Meadow, Mountain, Seasonal, Water

**Water Features:** Boat Dock, Creek, Pond, Water Access, Water Front

**View Description:** Panoramic, Lake Or River

**Road Frontage:** Paved, Town

**Waterfront:** Pond, Frontage, View, Walk To, Access, Dock/mooring, Beach

**Water Frontage:** Half Mile Of

**Lot Description:** Level, Meadow, Pond, Secluded, Slope-gently, Sub Dividable, Wooded

LOCATION DETAILS

**Area/Town:** Rochester

**County:** Ulster County

**School District:** Rondout Valley

**Location:** RURAL

LISTED BY

**Office Name:** Coldwell Banker Village Greenn

**Agent 2 Last Name:** Stalnaker

**Agent First Name:** Bruce

**Post Updated:** 2024-04-11 01:37:46



CALL US NOW

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