



**DELAWARE**

4756 County Road 36, Roxbury, NY, 12474

<https://stevhubbardrealestate.com>

**\$125,000**

Situated in the heart of the coveted Denver-Vega Valley, this enchanting build-friendly land parcel offers a unique canvas for your future dream home. With an electric box, well for water, approved septic designs, newly completed survey and a cleared build area, key site work is already in place. The carefully selected build site is strategically positioned to maximize both privacy and the mountain views on the horizon, with the relaxing sound of Batavia Creek flowing across the road. The parcel is mostly flat or gently sloped and mostly cleared with selective old Hemlocks peppered in the clearings for the first 3 or 4 acres, then it slopes up a mountainside with a variety of deciduous trees spanning acres of untouched beauty. Site approval for a pre-fab with rough blueprints available on request. Seize the chance to make this idyllic setting your own - this land parcel is a blank canvas awaiting your vision!

**MLS #:** 20240220

**Listing Category:** Lots/land

**Acreage:** 10.7

**Lot Dimensions:** 10.7 Acres

**Zone:** R

**Type:** Residential

**Lot:** 25

**Lot/Site:** Rural

**UTILITIES**

**Water:** Drilled Well

**Sewer:**

**Electricity:** On-site

**EXTERIOR FEATURES**

**Other Buildings:** Shed

**Views:** Mountain

**Road Frontage:** County Road

**View Description:** Mountain

**LOCATION DETAILS**

**Area/Town:** Delaware

**County:** Delaware County

**School District:** Roxbury Central Schools

**Location:** RURAL

**LISTED BY**

**Office Name:** The Catskill Dream Team

**Agent First Name:** Katherine

**Agent 2 Last Name:** Keys Bellar

**Office 2 Name:** The Catskill Dream Team

**Agent 2 First Name:** Margaret

**Post Updated:** 2024-04-03 01:32:29



**CALL US NOW**

Phone: (845) 246-2022  
Email: [steve@stevhubbardrealestate.com](mailto:steve@stevhubbardrealestate.com)  
Address: 15 Barclay Street, Saugerties, NY 12477

**Steve Hubbard**  
REAL ESTATE SERVICES  
845-246-2022



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