



\$77,000

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Location, Location, Location! Discover the perfect canvas for your dream home on this 1.08-acre parcel where privacy meets panoramic mountain views. Minimize pre-construction hurdles: This lot boasts an existing electrical connection and a surveyed plot indicating the perfect building site and where the septic and well should be located. Plus, a partially built driveway minimizes construction costs and streamlines access. The previously approved septic plans have expired (2 bed/2bath home), but having a plan in place may help expedite the permitting process for a new system. Immerse yourself in the local scene by walking down the mountain to the popular restaurant and bar, The Pines, or cast a line or go for a swim in the nearby Esopus Creek, just a stroll away. Conveniently located, it's a mere 10-minute drive to the vibrant community of Woodstock, 5 minutes to charming Phoenicia, 25 minutes to Hunter Mountain and Belleayre, and a manageable 2-hour drive to the George Washington Bridge. This property offers a harmonious blend of natural beauty, accessibility, and recreational opportunities—an exceptional opportunity to build your sanctuary nestled amongst the beauty of the Catskills Mountains. Important Note: This property is intended for long-term enjoyment and prohibits development for a solely short-term rental property. Don't miss this incredible opportunity to own a piece of paradise!

MLS #: 20240568
Listing Category: Lots/land
Acreage: 1
Lot Dimensions: 216' X 211'

Zone: R3
Type: Residential
Lot: 23.10
Lot/Site: Rural

UTILITIES

Water:
Sewer:
Electricity: On-site
Utilities: Electric Available

EXTERIOR FEATURES

Views: Mountain, Seasonal
Lot Description: Private, Slope-moderate, Wooded

LOCATION DETAILS

Area/Town: Shandaken
School District: Onteora Central

County: Ulster County

LISTED BY

Office Name: Exp Realty, Llc

Agent 2 Last Name: Matus

Agent First Name: Patricia

Post Updated: 2024-04-08 02:09:12



CALL US NOW

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