



ROCHESTER

Cooper Street, Accord, NY, 12401

Map data ©2024

\$198,000

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Picture a brand new ultra-efficient, off-grid modern country-style home on this 2.5 acre Board-of-Health inground septic approved building lot. Enjoy your morning coffee from a spacious front porch as the sun rises over Mohonk's world-famous, historic Smiley Tower while you take in surrounding, sweeping views of the Shawangunk Mountains and Rondout Valley. This hilltop home site is perfect for a backyard inground pool oasis with plenty of room for a detached garage fitted with a 2nd-floor income-producing ADU or a private living area for your visiting family or friends. The seller has a complete set of building plans and will gladly transfer them to ensure a 2024 build. The seller's builder offered to lock in the 2023 construction contract, which can potentially be assigned to a new owner (subject to builder approval.) Buyers can benefit from huge federal/state and local utility tax incentives with the planned waterless geothermal heating/cooling and off-grid capable solar/battery storage. If building-new pricing is holding you back, be sure to check out the opportunity that comes with this beautiful building lot. The property is situated ¼ mile from Marbletown's western border, two minutes from Arrowood Farms, Inness (golf course, restaurant, resort), and Westwind Orchards.

Addendum: Taxes to be verified

MLS #: 20240752

Listing Category: Lots/land

Acreage: 2.5

Lot Dimensions: 2.50 Acres

Zone: R2

Type: Residential

Lot: 32.11

Improvements: Lot Staked, Rough Graded, Storm Drains

EXTERIOR FEATURES

Road Frontage: County Road

Views: Mountain

LOCATION DETAILS

Area/Town: Rochester

County: Ulster County

School District: Rondout Valley Schools

Location: RURAL

LISTED BY

Office Name: Start Home Smart, Inc.

Agent First Name: Danielle



CALL US NOW

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