



**ROCHESTER**  
406 Samsonville Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$795,000**

Here it is, your chance to own a piece of history, part of the Borscht Belt, just like Mrs Maisel in the Catskills! This incredible Bungalow Village in Kerhonkson, Kalaka Village (previously Linden House) is a great opportunity for investors and its for someone who's not afraid of deferred maintenance. Tons of potential for development with a property of 76.6 acres. 4 parcels could be subdivided for example, a Hudson Woods style subdivision, offering views of the Shawangunk Ridge. Beautiful property with inground pool, tennis court, ponds across the street and trails into the land. Near Mohonk Preserve and Minnewaska State Park, around the corner from Catskill Native Nursery, Westwind Orchard, Arrowood Farm Brewery and Ravenwood.

**Addendum:** Building Breakdown: -Bungalows: 11 buildings with 2 units each, total of 22 bungalows all of them 1 bedroom units except 2 units which are 2 bedrooms. -Main House has 3 large apartments at ground level (all have been renovated from the studs out, new heating systems, new electric service in each unit, new septic system. -Boarding House 2 bedroom, 2.5 bath current house owners live in. -Entertainment Building, about 6000 sq ft Parcel 68.3-1-38.113 30.60 Acres 2019, Gen Tax \$1299, 2018 Sch Tax \$3165 Parcel 68.3-1-38.120 1.40 Acres 2019, Gen Tax \$1223, 2018 Sch Tax \$2978 Parcel 68.13-2-10 4.5 Acres 2019, Gen Tax \$18, 2018 Sch Tax \$43 Parcel 68.3-1-112 40.10 acres, 2019 Gen Tax \$753, Sch Tax \$1834 Total Acreage \$76.6 Total Gen Tax \$3293, Total Sch Tax \$8020 All without exemptions.

**MLS ID:** 20212155

**Status Category:** Active

**Zone:** R1

**Survey:** Y

**Age:** 61-100

**Full Baths:** Ten+

**SqFt 2nd:** 2160

**Status:** [2](#)

**Virtual Tour:** <https://youtu.be/2RHN9euz3jE>

**Listing Category:** Residential

**Area, sq ft:** 4320 sq ft

**Acreage:** 76.6

**Year built:** 1930

**Bedrooms:** Ten+

**SqFt 1st:** 2160

**Amenities:** Pool-in Ground, Tennis Court

**Total Rooms:** 26

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Dryer

**Flooring:** Concrete, Mixed, Vinyl

## UTILITIES

**Heat Source:** Baseboard, Other/see Remarks

**Heating Fuel:** Oil, Propane

**Hot Water:** Electric, Propane

**Water:** Dug Well

**Plumbing:** Plastic  
**Sewer:** Septic-ingr.

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot  
**Style:** Bungalow  
**Construction:** Pole  
**Lot Features:** Additional Land Available  
**Water Features:** Pond, Stream  
**Lot:** 38.113

**Driveway:** Dirt, Gravel  
**Style:** Bungalow, Cottage, Garden Apartments  
**Other Buildings:** Guest House, Mobile Home  
**Views:** Meadow, Mountain, Seasonal  
**Lot Dimensions:** 76.6

## LOCATION DETAILS

**Area/Town:** Rochester  
**Lot/Site:** Rural  
**Directions:** From Woodstock Take 375 To Route 28 Toward Kingston. Head South On Us-209 Toward Ellenville For 17.8 Miles. Turn Right Onto Boice Mill Road Continue Onto Dunn Farm Rd, Turn Left On Fischer Road And Then Right Onto Samsonville Rd. Property Is On The Right.

**School District:** Rondout Valley Schools  
**County:** Ulster County

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-wdst  
**Agent Last Name:** Demirel

**Agent First Name:** Baris



### Contact us

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