



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

Phone: (845) 246-3200
Toll Free: (800) 664-5503
Fax: (845) 246-3901
Email: gristmill@gristmillrealestate.com
Address: 265 Main St, Saugerties, NY 12477

