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\$5,900,000

Mountain Top Estate !Private Air Strip! 555 acres !Truly one of kind property features a custom built Contempo, with awesome Mtn views. For aircraft enthusiasts, this property has its own registered 2600' private airstrip with 2 Hangers. Parcels of this nature remain in families for generations, and it is a rarity for one of this magnitude to come to market. Seems to be a remote and private part of the planet, yet it is so close and so accessible! This property is but a two hour drive from the city, but also sports its own registered private airstrip, 2600' long, with 2 hangers on the top of the mountain. Graced with a custom built contemporary home with 3 bedrooms and 2 full/2 half baths, with expansive and panoramic views of the Catskills, as well as a stone cottage reminiscent of a Hobbit House. For those seeking the recreational lifestyle, apart from a multiple of trailheads within a short drive, the Schohairie Creek, Stoney Clove, and the Esopus for the trout fisherman, or to ski and ride, Hunter Mountain Ski Resort is a five minute drive, and Windham Ski perhaps 15 minutes. This property is composed of 11 discrete parcels with over 2,000 feet of road frontage, primarily zoned Rural Residential, which allows a large variety of both permitted and special uses that would allow a fabulous palette of options for either the private compound or the commercial endeavour. Experience the best the Catskill Mountains can offer! This is one of the only large acreage listings available, this could be your only chance to buy this much acreage...... Main house measures 2872 sf plus 1000 finished basement Property is presently in Forest tax Program, which can be transferred with property or Seller will pay tax penalties for removing parcels from program. Hanger 1 measures 2304 sf Hanger 2 measures 4200 sf Cottage measures 449 sf

Addendum: Tax Parcels each deeded separately 130.00-1-18 - L 1181- p141 - Ass- 239,200-101.70 acres 131.00-1-17.1- L-p-Ass 15,400- 5.75 acres 147.00-3-31- 11022-L 1022p 87 - Ass.257,800 - 117 acres 147.00-3-1- Ass 877,900 -84.50 acres 130-4-19 20.00 acres 147.00-3-19 Ass 17,000 - 1.4 acres 147.00-3-4 Ass 73,500 - 31.80 acres 147.00-3-23.2 L.981- p 279- Ass 158,900 -45.30 acres 147.00-3-2312- Ass 151,600 -23.02 acres Total assessment for above parcels = ,125 acres located in the Town of Hunter assessment to be confirmed. 148.00-4-25 125 acres Equals 555.47 +/- Acres

MLS ID: 20220267 Status Category: Active Zone: Rc Survey: Y Age: 41-60 Bathrooms: 4 Half Baths: Two Dining Room Level: 1 Family Room Level: L Bedroom 2 Level: 1 Listing Category: Residential Area, sq ft: 5300 sq ft Acreage: 555.47 Year built: 1980 Bedrooms: Three Full Baths: Two Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 2 Den Level: 2 SqFt 1st: 2000 Date added: Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Cabinets Wood

Flooring: Carpet, Ceramic Fireplace Location: Living Room

UTILITIES

Heat Source: Baseboard Plumbing: Copper, Mixed Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Attached Style: Contempo Construction: Frame/stick Porch: Deck, Patio Other Buildings: Additional Living Unit Views: Mountain, Panoramic Lot: 1

Basement Level: L Basement: Finished, Full

Appliances: Dishwasher, Exhaust Fan, Range, Range Hood, Refrigerator

Fireplace Description: Stone

Water: Drilled Well Electricity: 200 Amps Utility Level: L

Driveway: Gravel Style: Contempo Siding: Hardwood, Stone Roof: Asph Shingle Lot Features: Level Lot Dimensions: 613.27 Ac

LOCATION DETAILS

Area/Town: Greene Lot/Site: Rural

Directions: From Hunter Take Route 23a, Turn Right Onto Route 296, Property Is Approximately 2 Miles On The Right Side.

LISTED BY

Office Name: Potter Realty Agent First Name: Nan Agent 2 First Name: Daniel School District: Hunter-tannersville County: Greene County

Office 2 Name: Potter Realty Agent Last Name: Potter Agent 2 Last Name: Hauspurg



Contact us Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477 ×