

## **SULLIVAN**

0 State Rte 55, Napanoch, NY 12458

\$271,000

https://gristmillrealestate.com

67.74 Acres - Looking for a place to build your dream home, cabin, or weekend retreat? Here it is! This beautiful, wooded home site features 67.74 acres (3 parcels with survey) with 684-feet frontage access on State Highway 55. It is a 3-minute (1.7 miles) drive to the Toronto Reservoir public boat launch on Moscoe Road, Bethel. Activities in Bethel, NY includes Bethel Woods Center for the Arts, distilleries, craft breweries, restaurants, Lake Superior State Park, art galleries, museums, horseback riding at local ranch, local farm stands, and the new Monticello Motor Club. The area has the Toronto Reservoir that has free to the public access with no restrictions on boat type. A concrete boat ramp is located off Moscoe Road on the north side of the lake. Fish for largemouth & smallmouth bass, walleye, and brown bullhead at the Toronto Reservoir. NYS Lake Superior State Park offers boating, fishing, picnicking, and swimming. Less than 2 hours from the GW Bridge. Survey effective March 2022. Google map coordinates 41.640939, -74.866551 to the vacant land parcels.

MLS ID: 20220943 Listing Category: Lots/land

**Status Category:** Active **Zone:** Res Vac La

Acreage: 67.74 Type: Other

Date added: Added 2 years ago

## **EXTERIOR FEATURES**

Road Frontage: State Road Lot Dimensions: 67.74 Acres

**Lot Description:** Slope-gently, Wooded, Other/see Remarks **Lot:** 26.1

Lot/Site: Rural

## **LOCATION DETAILS**

Area/Town: Sullivan School District: Monticello Central Schools

County: Sullivan County Location: Rural

**LISTED BY** 

Office Name: Jewett And Jewett Llc Agent First Name: Martha

Agent Last Name: Dallis



Phone:

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

Address:

gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

