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# \$425,000

Charmed panoramic view across the Rondout Valley to see a wide stretch of the high Catskill Mountains to the northwest. This forested parcel has two ponds, a small one next to the entry area surrounded by tall exotic grasses, and a larger 5 acre pond bounded by bedrock outcroppings at the bottom of the property to the north. The property slopes down to the large secluded pond then up to the other side where there are dramatic bedrock outcroppings around this larger pond. From this position see the Shawangunks to the east. Watch the aerial video at: https://www.youtube.com/embed/d1pwsEh2FsE. Load this to your browser and enjoy the tour.

Addendum: Includes two parcels SBL# 76.3-2-2 with 38+ acres and #76.3-2-65 with 0.5 acres. There is frontage on Rt 44/55 for the larger lot but it is guite steep, so the primary access is easier from Sherman Rd. Drive in on Sherman Rd and the trail begins on the left side just past the third house on left side, #21, next to utility pole #K45915 on Sherman Rd. Walk in on the level about 100 yards, then at the gorge turn right and follow the stone wall about 1/4 mile downhill to the pond.

MLS ID: 20223822	Listing Category: Lots/land
Status Category: Pending	Zone: Res-1
Acreage: 38.98	Type: <u>Residential</u>
Virtual Tour: https://www.youtube.com/embed/d1pwsEh2FsE	Date added: Added 2 years ago
UTILITIES	
Electricity: Within 1/4 Mile	Utilities: Electric Available, Cable Av

# **EXTERIOR FEATURES**

Road Frontage: Paved, Town Views: Mountain Waterfront: Pond View Description: Mountain, Panoramic, Park-lake, Greenbelt Lot Dimensions: Irreg Lot Description: Additional Land Available, Private, Secluded, Lot: 2 Slope-gently, Wooded Lot/Site: Rural

### **LOCATION DETAILS**

Area/Town: Rochester **County:** Ulster County

Utilities: Electric Available, Cable Available

Water Features: Pond, Stream

School District: Rondout Valley Schools Location: Rural

## LISTED BY

Office Name: Four Seasons Sotheby's Int'l-k Agent Last Name: Chase

Agent First Name: Sherret



#### Contact us Phone:

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