



**ROCHESTER**

23 Sherman Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$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 quite 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

**Status Category:** Pending

**Acreage:** 38.98

**Virtual Tour:** <https://www.youtube.com/embed/d1pwsEh2FsE>

**Listing Category:** Lots/land

**Zone:** Res-1

**Type:** [Residential](#)

**Date added:** Added 11 months ago

## UTILITIES

**Electricity:** Within 1/4 Mile

**Utilities:** Electric Available, Cable Available

## EXTERIOR FEATURES

**Road Frontage:** Paved, Town

**Waterfront:** Pond

**View Description:** Mountain, Panoramic, Park-lake, Greenbelt

**Lot Description:** Additional Land Available, Private, Secluded, Slope-gently, Wooded

**Lot/Site:** Rural

**Views:** Mountain

**Water Features:** Pond, Stream

**Lot Dimensions:** Irreg

**Lot:** 2

## LOCATION DETAILS

**Area/Town:** Rochester

**County:** Ulster County

**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**

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