



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 8 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

Phone:

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

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

