

SULLIVAN

Beaver Lake Rd, Rockland, NY 12758

\$279,900

https://gristmillrealestate.com

Amazing! Almost 50 acres of absolutely stunning property could be the perfect home site and recreational land you have been searching for. Situated in a desirable location in the trendy river town of Livingston Manor, this is an opportunity for the creative soul to make their dream come true. The magical woodland slopes up from the lake affording magnificent water views. Either build something small (engineering required) on Beaver Lake Road or build a bridge across the stream to access 45+ acres with lake front and lake views. Great opportunity on quiet road but close to everything including Rt 17, world class fishing in Trout town USA, breweries, arts, dining, and more! Hike, hunt, ATV, cross country ski, and fish to your heart's delight! Short drive to Bethel Woods and all the wonderful amenities and activities the Sullivan County Catskills offer. Own your own little piece of paradise!

MLS ID: 20230405

Status Category: Pending

Acreage: 49.21

Water Features: Yes

UTILITIES

Utilities: Electric Available

EXTERIOR FEATURES

Road Frontage: Paved, Town

Waterfront: Lake, Frontage, View

Water Frontage: Yes

Lot Dimensions: 620x2500

Lot: 19.1

LOCATION DETAILS

Area/Town: Sullivan **County:** Sullivan County Listing Category: Lots/land

Zone: Res

Type: Residential

Date added: Added 2 years ago

Views: Water

Water Features: Brook, Lake, Stream, Water Access, Water

Fall, Water Front

View Description: Lake Or River

Lot Description: Level, Private, Secluded, Slope-gently, Slope-

moderate, Wooded

Lot/Site: Rural

School District: Livingston Central Schools

Location: Rural

LISTED BY

Office Name: Malek Properties, Inc.

Agent Last Name: Malek

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