



**SULLIVAN**  
Beaver Lake Rd, Rockland, NY 12758

<https://gristmillrealestate.com>

**\$279,900**

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

**Listing Category:** Lots/land

**Zone:** Res

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

**Date added:** Added 11 months ago

## UTILITIES

**Utilities:** Electric Available

## EXTERIOR FEATURES

**Road Frontage:** Paved, Town

**Waterfront:** Lake, Frontage, View

**Water Frontage:** Yes

**Lot Dimensions:** 620x2500

**Lot:** 19.1

**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

## LOCATION DETAILS

**Area/Town:** Sullivan

**County:** Sullivan County

**School District:** Livingston Central Schools

**Location:** Rural

**LISTED BY**

**Office Name:** Malek Properties, Inc.

**Agent Last Name:** Malek

**Agent First Name:** Carol



**Contact us**

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