



**MARBLETOWN**  
332 Mohonk Rd, High Falls, NY 12440

<https://gristmillrealestate.com>

**\$250,000**

Just moments from the village of High Falls and bordering the Coxing Kill, find this partially developed 2 acre lot with two buildings ready for completion. The main house, with poured concrete foundation and in-floor radiant heat already in place, was designed as a 2BR/2BA with walkout lower level. Set below the road for privacy, and oriented into the forest, the home was designed to take full advantage of the natural beauty surrounding the creek. Enjoy the lullaby of the trickling stream from your back deck all year round. Approved plans available to transfer to purchaser along with complete set of Marvin windows. The second structure, a vintage Montgomery Ward home from 1956, has been reset on a brand new poured concrete foundation and completely gutted in preparation for a modern renovation. Electric and brand new well servicing both dwellings are in place. Septic design is completed and BOH approved. All the hard work is done, come finish your dream home! An ideal location to access all the best of Ulster County, situated just 1mi from hiking in Mohonk Preserve, less than 2mi to restaurants in High Falls, 3mi to shopping in Stone Ridge, 7mi to New Paltz and 12mi to Kingston. SELLER FINANCING AVAILABLE.

**MLS ID:** 20231427

**Status Category:** Pending

**Acreage:** 2

**Date added:** Added 8 months ago

**Listing Category:** Lots/land

**Zone:** A4

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

## EXTERIOR FEATURES

**Lot Dimensions:** Irregular

**Lot:** 23

## LOCATION DETAILS

**Area/Town:** Marbletown

**Neighborhood:** Highfalls

**School District:** Rondout Valley Schools

## LISTED BY

**Office Name:** Four Seasons Sotheby's Int.

**Agent Last Name:** Ferguson

**Agent First Name:** Angelica



**Contact us**

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