



### Saugerties-town

736 Manorville Rd, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$599,000**

Enjoy nature. Own your private 71 acre nature preserve with natural trails for hiking, beautiful rock outcroppings and a fully engineered 6.8 acre lot with drilled well, septic, electric and rough driveway to build your dream home. PLUS several other building sites can be developed. Ideally located between the popular towns of Saugerties and Woodstock. See Addendum for the individual SBL's. Site plan attached. Come enjoy country living at it's very best!!

**Addendum:** SBL 2.1-1-8.230 / SBL 2.3-1-8.220 / SBL 8-1-2-1.310 and 2.3-1-8.212-- Assessment and taxes reflect the amount for all parcels combined.

**MLS ID:** 20231522

**Status Category:** Active

**Acreage:** 71.2

**Date added:** Added 11 months ago

**Listing Category:** Lots/land

**Zone:** 02

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

### UTILITIES

**Water:** Drilled Well

**Sewer:** Septic-abv

**Electricity:** On-site

### EXTERIOR FEATURES

**Road Frontage:** County Road, Paved

**Lot Dimensions:** 71.20

**Lot/Site:** Rural

**Views:** Mountain, Seasonal

**Lot Description:** Private, Rock Outcrop, Slope-gently

### LOCATION DETAILS

**Area/Town:** Saugerties-town

**School District:** Saugertiescentr

### LISTED BY

**Office Name:** Howard Hanna Rand Realty

**Agent Last Name:** Kelly

**Agent First Name:** Philip



**Contact us**

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