



**\$75,000**

<https://gristmillrealestate.com>

Waterfront property!!! Your own access to the Rondout. Beautiful 1.8 +/- acre parcel walking distance to the center of High Falls. There is a small gravel drive and a gate accessing the property. Perfect for personal recreation, accessing the water and camping. What a spot.... The location is as good as it gets. Seller had an engineer do a feasibility study and there are not enough feet between the road and the stream to get approval for a septic system from the B of H. PROPERTY IS BEING OFFERED AT NEW PRICE "AS IS".

**MLS ID:** 20232118

**Status Category:** Active

**Acreage:** 1.8

**Date added:** Added 8 months ago

**Listing Category:** Lots/land

**Zone:** R3

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

## UTILITIES

**Electricity:** Within 1/4 Mile

## EXTERIOR FEATURES

**Road Frontage:** County Road

**Waterfront:** River, Frontage, Access

**Water Ways:** Rondout Creek

**Lot Description:** Flood Plain

**Lot/Site:** Rural

**Views:** Water

**Water Features:** Creek, Water Access, Water Front

**Lot Dimensions:** 1.8

**Lot:** 14

## LOCATION DETAILS

**Area/Town:** Marbletown

**County:** Ulster County

**School District:** Rondout Valley

**Location:** Rural

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-king

**Agent Last Name:** Levine

**Agent First Name:** Amy



**Contact us**

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