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# \$2,399,000

For a buyer looking for the ultimate level of privacy, this is a rare opportunity to own a nature preserve at the end of a dead end road in the desirable town of Accord. The near and distant mountain views, 1/2 mile of Peters Kill river frontage with exclusive access to multiple swimming holes and water falls and miles of hiking trails that weave their way along the river, through fields of ferns, deep woods and various rock outcroppings and directly into both Minnewaska State Park, the property is a nature lover's paradise. Surrounded by hundreds of acres of forever wild lands you'll never have to worry about any development other than what you choose to do on the 45+ acres. Due to its remoteness, abundant wildlife of all shapes and sizes is part of the daily experience. A very productive fruit orchard provides apples, pears, peaches and blueberries and a large vegetable garden produces a healthy volume of seasonal vegetables. The adjacent barn and machine shed can be used for farming purposes or can be repurposed for an alternative use. The 3BD/2BA solidly-built barn style home sits perched on a hill overlooking the forest and river below. With some renovations/updates, it could serve as a primary residence or a guest house for someone that wants to build a separate primary residence. The most obvious homesite has spectacular views of the Catskills and the property would make an ideal family compound. While it may feel like you're at the end of the world, it's just a few minutes to the town of Accord where you'll find the Accord Market, Saunderskill Farm, Westwind Orchard, Arrowood Brewery and Inness.

MLS ID: 20232146 Status Category: Active Zone: Ar3 Survey: Y Age: 41-60 Bathrooms: 2 Living Room Level: 2 Kitchen Level: 2 Bedroom 1 Level: 3 Bedroom 3 Level: 3 SqFt 1st: 432 SqFt 3rd: 864 Date added: Added 2 years ago Listing Category: Residential Area, sq ft: 2160 sq ft Acreage: 45.97 Year built: 1994 Bedrooms: Three Full Baths: Two Dining Room Level: 2 Family Room Level: 2 Bedroom 2 Level: 3 Den Level: 1 SqFt 2nd: 864 Basement: Finished, Full, Walk Out

### **INTERIOR FEATURES**

**Appliances:** Dishwasher, Dryer, Microwave, Refrigerator, Washer

Cooling/Air Conditioning: Window Unit

Additional Interior Features: Smoke Detector, Carbon Monoxide Detector

#### UTILITIES

Heat Source: Baseboard Water: Drilled Well Sewer: Septic-ingr.

## **EXTERIOR FEATURES**

Garage/Parking Extras: Lot-paved Style: Colonial Porch: Deck, Patio Other Buildings: Barn, Shed, Other/see Remarks

Views: Meadow, Mountain, Valley, Water, River

Additional Exterior Features: Gas/propane Grill Lot: 210

# LOCATION DETAILS

Area/Town: Rochester Lot/Site: Rural Directions: Drive Past Gate At The End Of Lawrence Hill.

#### LISTED BY

Office Name: Fresh Air Realty Agent Last Name: Satto Driveway: Blacktop Construction: Frame/stick

Roof: Asph Shingle

Hot Water: Electric

Utility Level: 1

Electricity: 200 Amps

Lot Features: Adjacent To State Land, Landscaped, Level, Meadow, Private, Secluded, Slope-gently, Slope-moderate, Slope-steeply, Wooded, Water Frontage

Water Features: Creek, Stream, Water Access, Waterfall, Water Front

Lot Dimensions: 45.97 Acres

School District: Rondout Valley Schools County: Ulster County

Agent First Name: Joseph



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