



GREENE

447 N Settlement Rd, Windham, NY 12496

\$479,000

<https://gristmillrealestate.com>

Price Improvement 2/2024! A 33+ acre blank canvas awaits! Whether you're looking for a place to build your dream home or wanting to create multiple build sites, this level usable property with stream frontage, mountain views and ample road frontage on two town maintained roads shouldn't be overlooked. The house and barn are teardowns, allowing the next owner to bring their vision to fruition. Imagine creating the perfect upstate setting for your personal dream home stone walkways throughout that lead to multiple relaxation areas including firepits and serene streamside solitude. The stunning slice of Catskill Mountain paradise is conveniently located just 2.5 hours outside of NYC, 1.7 miles from Christman's golf course and 3 miles from Windham Mountain Ski Resort.

MLS ID: 20232373

Status Category: Active

Zone: Rr

Year built: 1820

Bedrooms: Four

Full Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: 1

Basement: Partial

Date added: Added 1 year ago

Listing Category: Residential

Area, sq ft: 1952 sq ft

Acreage: 34.33

Age: 200+

Bathrooms: 1

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

SqFt 1st: 1952

Attic: Walk Up

UTILITIES

Heat Source: Forced Air

Hot Water: Electric

Heating Fuel: Natural Gas

Utility Level: 1

EXTERIOR FEATURES

Style: Colonial

Construction: Frame/stick

Views: Meadow, Mountain, Creek

Lot: 14

Style: Colonial

Lot Features: Additional Land Available, Level, Meadow

Lot Dimensions: 34.33

LOCATION DETAILS

Area/Town: Greene

County: Greene County

School District: Wind-ash-jewett

Directions: From Route 23 Make A Right Onto North Settlement. Follow Until #447. Property Is On The Left.

LISTED BY

Office Name: Coldwell Banker Village Greenw

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