

## **MARBLETOWN**

45 Pine Bush Rd, Stone Ridge, NY 12484

\$409,000

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Step into a world of endless possibilities as you explore the enchanting landscape of 45 Pine Bush Rd. This remarkable property spans 3.2 acres in a peaceful, idyllic neighborhood just a short distance from the upscale town of Stone Ridge. With the groundwork already laid, you can embark on your architectural journey immediately. The property comes with approved plans for a 4-bedroom, 3-bath house and a pre-designed BOH septic system. Approximately 3 acres of cleared and leveled land offer a canvas for your design aspirations. Whether it's finishing the barn, subdividing for multiple building sites, designing a modern farmhouse or creating an outdoor entertainment space this property can accommodate so many unique uses. The stage is set for your aspirations, with meticulously designed infrastructure that includes a driveway, underground electric with 3x (200amp) service drops, rough plumbing, a 15GPM well, parking area, and geothermal sleeves, making future expansion a breeze. A 20x70' 2-story barn awaits transformation. The property is adorned with majestic trees, an enclosed garden, and lush greenery that beckon to the outdoors enthusiast in you. 15 minutes from Kingston and in the foothills of the Catskill Mountains, don't miss your chance to own this slice of paradise!

MLS ID: 20232478 Listing Category: Lots/land

Status Category: Active Zone: R3

Acreage: 3.2 Type: Residential

Improvements: Drive Date added: Added 2 years ago

UTILITIES

Water: Drilled Well Plumbing: Mixed

Electricity: On-site, Underground, Other, 200 Amps Utilities: Cable, Electric, Other

**EXTERIOR FEATURES** 

Other Buildings: Barn, Chicken Coop, Shed, Workshop Road Frontage: County Road, Paved

**Lot Dimensions:** 230x720 **Lot Description:** Level, Meadow, Private, Sub Dividable,

Wooded

**Lot:** 18.12

**LOCATION DETAILS** 

Area/Town: Marbletown School District: Rondout Valley Schools

County: Ulster County Location: Rural

## **LISTED BY**

Office Name: Bhhs Hudson Valley Prop-np

Agent Last Name: Chason

**Agent First Name:** Jesse



Contact us

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