



Hudson Valley - Catskill Region MLS



## MARBLETOWN

45 Pine Bush Rd, Stone Ridge, NY 12484

<https://gristmillrealestate.com>

# \$409,000

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

**Status Category:** Active

**Acreage:** 3.2

**Improvements:** Drive

**Listing Category:** Lots/land

**Zone:** R3

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

**Date added:** Added 11 months ago

## UTILITIES

**Water:** Drilled Well

**Electricity:** On-site, Underground, Other, 200 Amps

**Plumbing:** Mixed

**Utilities:** Cable, Electric, Other

## EXTERIOR FEATURES

**Other Buildings:** Barn, Chicken Coop, Shed, Workshop

**Lot Dimensions:** 230x720

**Lot:** 18.12

**Road Frontage:** County Road, Paved

**Lot Description:** Level, Meadow, Private, Sub Dividable, Wooded

## LOCATION DETAILS

**Area/Town:** Marbletown

**County:** Ulster County

**School District:** Rondout Valley Schools

**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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