

## SULLIVAN

9 Plank Rd, Forestburgh, NY 12777

\$359,500

https://gristmillrealestate.com

Stunning lakefront parcel on Swinging Bridge Reservoir is ready to build. All the engineering has been done. The driveway is in, homesite cleared, and septic planned. With over 7 acres of property, you have plenty of room for privacy and play. This is a quiet part of Swinging Bridge Reservoir; a desirable and fun 9-mile motorboat lake. Beautiful wildlife sightings are frequent here where the deer and the turkey reside, and local nesting Bald Eagles fish the lake on a regular basis. There is a lovely natural path down to the lake. With 325' of premium frontage on a deep-water section of the lake, you can be assured that your waterfront privacy and unrestrictive use stays intact. The perfect location has already chosen for a lakeside firepit. Short drive to all the Sullivan County Catskills attractions including Bethel Woods Center for the Arts, the elite Monticello Motor Club, Kartrite Water Park, Resorts World Casino and more! New custom state-of-the-art floating dock is available. No HOA fees!

MLS ID: 20232530

Status Category: Pending

Acreage: 7.62

Water Features: Motor Boat, Deep Water,

UTILITIES

**Electricity:** On-site Utilities: Cable Available, Electric Available

**EXTERIOR FEATURES** 

Road Frontage: Paved, Town Waterfront: Lake, Frontage, View Water Frontage: Swinging Bridge

Lot Dimensions: 1050x324

**Lot:** 1.12

**LOCATION DETAILS** 

Area/Town: Sullivan Location: Rural

Views: Reservoir, Water

Listing Category: Lots/land

Date added: Added 2 years ago

Zone: Res

**Type:** Residential

Water Features: Lake, Water Access, Water Front

View Description: Panoramic, Lake Or River

Lot Description: Level, Private, Slope-gently, Wooded, Other/see Remarks

Lot/Site: Rural

**School District:** Monticello Central Schools

## **LISTED BY**

Office Name: Malek Properties, Inc.

Agent Last Name: Malek

Agent First Name: Carol



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