



**SULLIVAN**  
9 Timber Dr, Cohecton, NY 12726

<https://gristmillrealestate.com>

**\$114,900**

This tranquil 5.43 acre property is the perfect choice for nature lovers and those who are looking for a homesite with privacy. The Highlands, a premier gated country community, is small, upscale and secure; where privacy, nature, peace and serenity remain at the forefront. You are very near to all the fun that the Sullivan County Catskills has to offer, yet here you feel worlds away. This is one of the prettiest lots in the community with a gorgeous open field and gently sloping and level terrain. If you set the house back beyond the field into the woods a little you can take in the distant mountain views. The field homesite offers a bucolic scene with a pond view. Abundant wildlife, evergreen and deciduous trees, and a lovely old stone wall complete the scene. This beautiful community is just across the street from "Bass Master" Hunter Lake (membership for fishing available). You are about 5 minutes to Bethel Woods Center for the Arts for world class entertainment, area lakes, hiking trails, Resorts World Casino, Kartrite Water Park, the exclusive Monticello Motor Club, great restaurants and more! Come see for yourself! HOA dues are minimal.

**MLS ID:** 20232949

**Status Category:** Active

**Acreage:** 5.43

**Date added:** Added 3 months ago

**Listing Category:** Lots/land

**Zone:** Res

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

## UTILITIES

**Electricity:** On-site, Underground

**Utilities:** Electric Available, Cable Available

## EXTERIOR FEATURES

**Road Frontage:** Private, Unpaved

**View Description:** Mountain

**Lot Description:** Level, Meadow, Slope-gently, Wooded

**Lot/Site:** Rural, Other/see Remarks

**Views:** Meadow, Mountain

**Lot Dimensions:** 420x450

**Lot:** 4.23

## LOCATION DETAILS

**Area/Town:** Sullivan

**County:** Sullivan County

**School District:** Sullivan West Central Schools

**Location:** Rural

**LISTED BY**

**Office Name:** Malek Properties, Inc.

**Agent Last Name:** Malek

**Agent First Name:** Carol



**Contact us**

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

