



ROCHESTER

481 Mettakahonts Rd, Accord, NY 12404

<https://gristmillrealestate.com>

\$3,200,000

Once in a life time an estate property like this becomes available. Seventy two plus acres of park like land featuring two contiguous lots, the most amazing six acre spring fed swimming pond and a half mile of frontage on the rushing Rochester Creek. The sound of the creek is delicious and the mind races with possibilities here. Wonderful mix of open fields and pockets of forest and colonial era stone walls that go on forever. Five acre zoning and roughly 1,400' of town road frontage will allow room for the whole family compound. This owner has spent the last 2 years grooming this land and you will be impressed. The pond is about 1,400' long and 200' wide and up to 10' deep with perfect home sites along its full length. Multiple open meadows dot the land, perfect for your critters or solar array. Hang out by the firepit beside the pond or jump right in off of the docks. Explore the falls along the extensive creek frontage. Groomed roads and walking trails run through out the lot. State parks are not this nice!

Addendum: Two contiguous lots. 68.4-2-18.120 and 68.4-2-20.200 . Smaller lot is 6.3 acres and has a driveway, drilled well and prime power on site. Gorgeous, one of a kind creek side building lot! The Rochester Creek is a rushing beauty creating a sound soo soothing. Multiple spots very worthy of a dip and two deep swimming holes! The wooded areas contain some very old growth trees and even an old herd path. Heaven has been found. Come walk it with me! Two dug wells near the gates on Mettakahonts road and a drilled well on the 6 plus acre lot. This is the finest parcel I've brought to the market in my 20 year career.

MLS ID: 20232971

Status Category: Active

Acreage: 72.3

Water Features: Rochester Creek

Date added: Added 6 months ago

UTILITIES

Water: Drilled Well, Dug Well

Utilities: Electric, Electric Available, Cable, Cable Available

EXTERIOR FEATURES

Other Buildings: Shed

Views: Meadow, Mountain, Seasonal, Water

Listing Category: Lots/land

Zone: R-5

Type: [Residential](#)

Improvements: Curbs And Gutters, Finish Graded, Drive, Curb Cut(s)

Electricity: On-site

Road Frontage: Paved, Town

Waterfront: Pond, Frontage, View, Walk To, Access, Dock/mooring, Beach

Water Features: Boat Dock, Creek, Pond, Water Access, Water Front

View Description: Panoramic, Lake Or River

Lot Description: Level, Meadow, Pond, Secluded, Slope-gently, Sub Dividable, Wooded

Lot/Site: Rural

Water Frontage: Half Mile Of

Lot Dimensions: 72.3 Acres

Lot: 18.12

LOCATION DETAILS

Area/Town: Rochester

County: Ulster County

School District: Rondout Valley

Location: Rural

LISTED BY

Office Name: Coldwell Banker Village Greenn

Agent Last Name: Stalnaker

Agent First Name: Bruce



Contact us

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