

WAWARSING

Ulster Heights Rd, Ellenville, NY

\$199,000

https://gristmillrealestate.com

15.6 acres with 385 feet lake front on Ulster Heights Lake The lake has a sandy beach for swimming (with membership to the lake association), great fishing, including ice fishing in the winter, perfect for kayak, canoe, paddle or rowboat, no motor boats allowed. Survey and topo done 2015, 2005 perc test passed, however it will need to be updated with county health department. Electric, phone and cable pole is on the road right in front of the property. Some stone walls. If living in the country, having water front property and building your dream home, is in your stars, than this property is worth the ride from most anywhere. Possibly subdividing into 3 parcels, with town approval of course. Lake front properties are hard to come by in this area.

MLS ID: 20233104 Listing Category: Lots/land

Zone: Res Status Category: Active

Acreage: 15.6 **Type:** Residential

Water Features: Lake Date added: Added 2 years ago

UTILITIES

Electricity: To Be Decided **Utilities:** Electric Available, Cable Available

EXTERIOR FEATURES

Road Frontage: County Road Waterfront: Lake Water Features: Lake, Water Access, Water Front Water Frontage: 385

Lot Dimensions: 268 X 2192 Lot Description: Slope-gently, Wooded

Lot: 2 Lot/Site: Rural

LOCATION DETAILS

School District: Ellenvillecentr Area/Town: Wawarsing

Location: Rural

LISTED BY

Office Name: Lucille Hand Real Estate Agent First Name: Gail

Agent Last Name: Vesely



Phone:

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

Address:

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

