



ROCHESTER

72 Upper Cherrytown Rd #6, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

\$199,000

Beautiful wooded lot in sought after Kerhonkson NY w/ mild- moderate topography and a plateau perfect for a home build. Large deciduous trees peppered with pines. Lovely stone walls and rocky out-croppings. This offering comes with sub-division approval, a survey and complete engineering already handled: site plan and BOH-approved septic design. Included in the listing are plans for a modern home design: a great room connected to three bedrooms/two baths by a vestibule entry..making the bedrooms very private from the great room. Also included in the plans is a sauna outbuilding and an off -the- house utility room. This lot is on a very sleepy country road and very close to the Sundown National Forest trailhead, featuring the beautiful Vernoykill stream, ideal for summer relaxation. The lot is in the first 1/4 of Upper Cherrytown off Samsonville road, so very close to amenities/ Mohonk Preserve and a quick jaunt to New Paltz and the Thruway via 44/55. HIGHEST AND BEST BY 5:00 SATURDAY NOV 11TH

Addendum: MLS 20233195 is the listing for the vacant lot WITHOUT architectural plans included.

MLS ID: 20233196

Status Category: Pending

Acreage: 3.8

Date added: Added 10 months ago

Listing Category: Lots/land

Zone: Ar3

Type: [Residential](#)

EXTERIOR FEATURES

Views: Seasonal

Lot Description: Level, Slope-moderate, Wooded

Lot Dimensions: 3.8

Lot: 27.6

LOCATION DETAILS

Area/Town: Rochester

County: Ulster County

School District: Rondout Valley Schools

LISTED BY

Office Name: Coldwell Banker Village Greenn

Agent Last Name: Purvis

Agent First Name: Anne Hilton



Contact us

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