

## **ROCHESTER**

72 Upper Cherrytown Rd #6, Kerhonkson, NY 12446

\$199,000

https://gristmillrealestate.com

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 Listing Category: Lots/land

**Status Category:** Pending **Zone:** Ar3

Acreage: 3.8 Type: Residential

**Date added:** Added 1 year ago

## **EXTERIOR FEATURES**

Views: Seasonal Lot Dimensions: 3.8

**Lot Description:** Level, Slope-moderate, Wooded **Lot:** 27.6

## **LOCATION DETAILS**

Area/Town: Rochester School District: Rondout Valley Schools

**County:** Ulster County

## **LISTED BY**

Office Name: Coldwell Banker Village Greenn Agent First Name: Anne Hilton

**Agent Last Name:** Purvis



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