



**\$449,000**

<https://gristmillrealestate.com>

Opportunity to build a home on one of the most beautiful lots in the Hudson Valley! Located near the laid-back hamlet of Accord on a peninsula surrounded on three sides by the Rondout Creek, the 30.4 acre lot features amazing mountain, meadow, and river views, with 2,500 feet of direct river frontage. Nice high ground along the river provides an ideal building site, with mature trees, the Rondout Creek, and the Catskill Mountains to the west, gently sloping sunlit meadows to the south and east, and unobstructed views of Mohonk Tower to the northeast. The building site is DOH approved, with septic system designed and stamped. Electric service has also been brought into the lot, along with a gravel road to the home site. The southerly portion of the parcel is much lower and in the flood plain, creating rich farm land with Tier 1 agricultural soils. The peninsula is shared with just one other parcel, providing incredible serenity and privacy. Site elevations, septic approvals, soil, and plant surveys can be provided upon request.

**MLS ID:** 20240055

**Status Category:** Active

**Zone:** Ar 3

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

**Date added:** Added 12 months ago

**Listing Category:** Lots/land

**Status Detail:** 2

**Acreage:** 30.4

**Water Features:** Rondout Creek

## UTILITIES

**Electricity:** On-site

## EXTERIOR FEATURES

**Views:** Meadow, Mountain, Water

**Water Features:** River, Water Access, Water Front

**Water Frontage:** 2, 500 Feet

**Lot Dimensions:** 30.4 Acres

**Waterfront:** River, Frontage, View, Access

**Water Ways:** Rondout Creek

**View Description:** Mountain, Panoramic, Lake Or River

**Lot:** 11.1

## LOCATION DETAILS

**Area/Town:** Rochester

**County:** Ulster County

**School District:** Rondout Valley

**Neighborhood:** Accord

## LISTED BY

**Office Name:** New Paltz Properties

**Agent Last Name:** Eyer

**Agent First Name:** Matthew



### 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

