

ROCHESTER Accord, NY 12404

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\$449,000

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 2 years ago

UTILITIES

**Electricity:** On-site

Listing Category: Lots/land

Status Detail: 2 Acreage: 30.4

Water Features: Rondout Creek

## **EXTERIOR FEATURES**

Views: Meadow, Mountain, Water

Water Features: River, Water Access, Water Front

Water Frontage: 2, 500 Feet Lot Dimensions: 30.4 Acres

View Description: Mountain, Panoramic, Lake Or River

Waterfront: River, Frontage, View, Access

**Lot:** 11.1

## **LOCATION DETAILS**

**Area/Town:** Rochester **County:** Ulster County

School District: Rondout Valley

Water Ways: Rondout Creek

Neighborhood: Accord

## **LISTED BY**

Office Name: New Paltz Properties

Agent Last Name: Eyler

Agent First Name: Matthew



Phone:

Address:

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