



**ROSENDALE**  
Kiln Dr, Rosendale, NY 12401

<https://gristmillrealestate.com>

**\$149,000**

Ready, set, build! Do you have dreams of building your own home? Now is the time! This 1.7 acre lot on beautiful Binnewater Rd. in the town of Rosendale is ready for your vision. Build your dream home on this fully cleared lot located just off Binnewater Road on a long private drive. This parcel has on site underground electric, cable, and a drilled well. Former BOH Approval for a 3 bed / 2 bath home has expired, but can easily be updated again. Quiet and private but within walking distance to the rail trail and the Rosendale Trestle Bridge. Only a few short minutes drive to Main St. Rosendale, 15 minutes to Kingston or New Paltz and 90 mins from NYC. Bring your vision and your builder, this parcel will not last long!

**Addendum:** Shared driveway to access parcel. Seller in process of finishing driveway to the parcel. Stakes in place where the road will be put in. BOH approval was for an above ground system. Survey in associated docs. Buyers agent to confirm all pertinent information. Listing agent is related to seller.

**MLS ID:** 20240068

**Status Category:** Active

**Acreage:** 1.7

**Date added:** Added 1 year ago

**Listing Category:** Lots/land

**Zone:** R

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

## UTILITIES

**Water:** Drilled Well

**Utilities:** Cable, Cable Available, Electric, Electric Available

**Electricity:** Underground, 200 Amps

## EXTERIOR FEATURES

**Road Frontage:** Private, Dead End

**Lot Description:** Level, Private, Public Rail Trail

**Lot Dimensions:** Acres

**Lot:** 117

## LOCATION DETAILS

**Area/Town:** Rosendale

**Elementary School:** Marbletown K-3

**Neighborhood:** Binnewater

**School District:** Rondout Valley

**County:** Ulster County

## LISTED BY

**Office Name:** Halter Associates Realty

**Agent First Name:** Alyson



**Contact us**

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