



**WOODSTOCK**  
39 Mamoud Hills Rd, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$254,600**

Here is a fabulous opportunity to build your custom dream home in the destination Town of Woodstock. Mamoud Hills is a prestigious subdivision accessed via a 25 foot wide private road with an exclusive park-like entrance, complete with light posts which leads to a private driveway you can name. Lot #2 consisting of just under 8 acres has been strategically engineered with basic infrastructure; previously BOH approved, underground electric, cable, and cut driveway. With some tree clearing, seasonal mountain views are available. This lot has potential elevated building sites and has access to a seasonal pond with the storm water basin. Create your very own private retreat or family campground with a combined 27 acres available. The tranquility of the mature trees, natural stone and rock outcroppings connects you to nature. Land owner has obtained all required permits for building houses and has made extensive investments in engineering to protect the road and future homes from flooding and stormwater. Easy access to the NYS Thruway, Rhinecliff Bridge, Taconic Parkway, Kingston, Rhinebeck and Hunter Mtn. Nearby outdoor recreation activities include hiking, biking, skiing, golfing, hunting and fishing.

**MLS ID:** 20240124

**Status Category:** Active

**Acreage:** 7.93

**Improvements:** Lot Staked, Storm Drains

**Listing Category:** Lots/land

**Zone:** R5

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

**Date added:** Added 11 months ago

## UTILITIES

**Electricity:** On-site, Underground

**Utilities:** Cable Available, Electric Available

## EXTERIOR FEATURES

**Views:** Mountain, Seasonal

**Lot Description:** Rock Outcrop, Wooded

**Lot/Site:** Rural

**Lot Dimensions:** 7.93

**Lot:** 2.200

## LOCATION DETAILS

**Area/Town:** Woodstock

**School District:** Kingston Consolidated

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

**Agent Last Name:** McClintock

**Agent First Name:** Paige



**Contact us**

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