



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 8 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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