

**DELAWARE** 4756 Co Rd 36, Denver, NY 12421

\$125,000

https://gristmillrealestate.com

Situated in the heart of the coveted Denver-Vega Valley, this enchanting build-friendly land parcel offers a unique canvas for your future dream home. With an electric box, well for water, approved septic designs, newly completed survey and a cleared build area, key site work is already in place. The carefully selected build site is strategically positioned to maximize both privacy and the mountain views on the horizon, with the relaxing sound of Batavia Creek flowing across the road. The parcel is mostly flat or gently sloped and mostly cleared with selective old Hemlocks peppered in the clearings for the first 3 or 4 acres, then it slopes up a mountainside with a variety of deciduous trees spanning acres of untouched beauty. Site approval for a pre-fab with rough blueprints available on request. Seize the chance to make this idyllic setting your own - this land parcel is a blank canvas awaiting your vision!

MLS ID: 20240220 Listing Category: Lots/land

Status Category: Active Zone: R

Acreage: 10.7 Type: Residential

Date added: Added 1 year ago

UTILITIES

Water: Drilled Well Electricity: On-site

**EXTERIOR FEATURES** 

Other Buildings: ShedRoad Frontage: County RoadViews: MountainView Description: Mountain

Lot Dimensions: 10.7 Acres

Lot: 25

Lot/Site: Rural

**LOCATION DETAILS** 

Area/Town: Delaware School District: Roxbury Central Schools

County: Delaware County Location: Rural

**LISTED BY** 

Office Name: The Catskill Dream Team

Office 2 Name: The Catskill Dream Team

Agent First Name: Katherine Agent Last Name: Keys



Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

