



DELAWARE
4756 Co Rd 36, Denver, NY 12421

<https://gristmillrealestate.com>

\$125,000

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

Status Category: Active

Acreage: 10.7

Date added: Added 11 months ago

Listing Category: Lots/land

Zone: R

Type: [Residential](#)

UTILITIES

Water: Drilled Well

Electricity: On-site

EXTERIOR FEATURES

Other Buildings: Shed

Views: Mountain

Lot Dimensions: 10.7 Acres

Lot/Site: Rural

Road Frontage: County Road

View Description: Mountain

Lot: 25

LOCATION DETAILS

Area/Town: Delaware

County: Delaware County

School District: Roxbury Central Schools

Location: Rural

LISTED BY

Office Name: The Catskill Dream Team

Agent First Name: Katherine

Office 2 Name: The Catskill Dream Team

Agent Last Name: Keys

Agent 2 First Name: Margaret

Agent 2 Last Name: Bellar



Contact us

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