



**ESOPUS**  
149 Doris St, Port Ewen, NY 12466

<https://gristmillrealestate.com>

**\$125,000**

This extremely desirable sub-dividable corner lot is waiting for you to build your dream home! Perfectly located only 5 minutes to Kingston - 20 minutes to Mid-Hudson Bridge or New Paltz! This level lot has several building sites, some with distant views of the mountains. In addition to subdividing, accessory dwelling units can be built on each subdivided lot along with the primary home. With Water, Sewer, Electric, Gas right there at the street building will be a breeze! As one parcel you also have the option to build a driveway either on Green St or Doris St, or both! Hemlock, walnut, and maple trees surround the open meadow. 6' privacy fence surrounds 3 sides of the property. Seller had a survey done. Maybe you can subdivide and help finance the building of your home? There are not many unique and beautiful parcels like this left in Port Ewen. Please note the entrance to see this parcel on Green St is on private property so please do not enter without an appointment.

**Addendum:** Please park on Green St and enter property from the gate. Parcel is directly to the left once through the gate. Survey available.

**MLS ID:** 20240250

**Status Category:** Active

**Acreage:** 0.62

**Improvements:** Lot Staked

**Listing Category:** Lots/land

**Zone:** 12

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

**Date added:** Added 1 year ago

## UTILITIES

**Water:** Community

**Sewer:** Municipal

**Electricity:** On-site

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

## EXTERIOR FEATURES

**Views:** On-site Clear

**Lot Dimensions:** .61

**Lot:** 29

**Fence:** Privacy, Wood

**Lot Description:** Corner Lot, Level, Sub Dividable

**Lot/Site:** Hamlet/village

## LOCATION DETAILS

**Area/Town:** Esopus

**County:** Ulster County

**School District:** Kingston Consolidated

**LISTED BY**

**Office Name:** Howard Hanna Rand Realty

**Agent Last Name:** Ortolano

**Agent First Name:** Francesca



**Contact us**

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