

Property boundaries are approximate and are for illustration purposes only.



**GREENE**  
268 Hervey Street Rd, Cornwallville, NY 12418

<https://gristmillrealestate.com>

**\$350,000**

Step into the realm of endless possibilities with this remarkable 32-acre property, where the canvas of potential is as vast as the landscape itself. Beyond the enchanting backdrop of nature's embrace, this parcel offers a myriad of options for your dream dwelling. Whether you aspire to create a single-family sanctuary, envision a compound that harmonizes with the natural surroundings, or wish to embark on a real estate venture by developing multiple homes, this property stands as a versatile haven. Equipped with essential amenities such as a road, well, and electricity, the groundwork is set for a seamless transition to your personalized vision. The thoughtful engineering and completed perc test not only ensure practicality but also elevate the potential for crafting your ideal residence or investment project. Immerse yourself in the freedom to design a single-family retreat, a compound that embraces the tranquility of the landscape, or venture into the realm of real estate development by building multiple homes. This 32-acre gem beckons those with a vision for a singular haven or an expansive investment opportunity. Don't miss the chance to shape this picturesque property into the embodiment of your dreams, whether it's a single-family retreat, a nature-infused compound, or a strategic investment venture with the potential for multiple homes. The canvas is yours—paint your perfect picture.

**MLS ID:** 20240262

**Status Category:** Active

**Acreage:** 32

**Virtual Tour:**

[https://player.vimeo.com/video/908249996?badge=0&autoplay=0&player\\_id=0&app\\_id=58479](https://player.vimeo.com/video/908249996?badge=0&autoplay=0&player_id=0&app_id=58479)

**Listing Category:** Lots/land

**Zone:** 01

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

**Date added:** Added 8 months ago

## UTILITIES

**Water:** Drilled Well

## EXTERIOR FEATURES

**Lot Dimensions:** 32

**Lot:** 2

## LOCATION DETAILS

**Area/Town:** Greene

**School District:** Cairo-durham

## LISTED BY

**Office Name:** Century 21 Alliance-np

**Agent First Name:** Savannah

**Agent Last Name:** Miceli



**Contact us**

Phone:

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

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

