

ESOPUS

272 River Rd, Ulster Park, NY 12487

\$950,000

https://gristmillrealestate.com

This sanctuary-like 41.9 acre property know as "Lighthouse Bluff" is a protected escape with exceptional views overlooking the Hudson River from every part of the bluff. There is an existing house (in need of total renovation) that can be enlarged & one additional building site. The building site has a fabulous view of "Maid of the Meadows" one of the last remaining Hudson River Lighthouses built in the 1870's. Although the property offers this other building site, it cannot be subdivided.

Addendum: Development rights for this property are well defined and controlled by contract negotiated jointly by the current owner and the Scenic Hudson Land Trust, Inc. These development plans are NOT negotiable per the current owner and although any development of the Bluff beyond what's currently allowed is not permitted this site offers anyone a unique and picturesque setting.

MLS ID: 20240344 Listing Category: Lots/land

Status Category: Active Zone: Rf2

Acreage: 41.9 Type: Residential

 $\textbf{Date added:} \ \mathsf{Added} \ 1 \ \mathsf{year} \ \mathsf{ago}$

UTILITIES

Water: Drilled Well Electricity: On-site

EXTERIOR FEATURES

Other Buildings: Shed, Other/see Remarks Road Frontage: County Road

Views: Water Features: River

Water Ways: Hudson River View Description: Panoramic, Lake Or River

Lot Dimensions: 40+ Acres **Lot:** 12

Lot/Site: Rural

LOCATION DETAILS

Area/Town: Esopus School District: Kingstonconsold

Elementary School: Graves K-4 Location: Rural

LISTED BY

Office Name: Quinn Realty Group Inc. Agent First Name: John

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