



ROCHESTER

345 Towpath Rd, Accord, NY 12404

<https://gristmillrealestate.com>

**\$495,000**

Home of many fond memories and a canvas for your dream to come true! Re-invent Turner's Farm sited on 7.6 +/- pastoral acres including a pond, woodlands and sweeping meadows. The over 150 acre parcel is in process of being subdivided into 4 parcels, thereof three with existing dwellings. 130 acres are presently in the 480a state forest conservation program. Going forward the plan for the remaining 130+ acres is to protect it from development. The land conservancy easement will also include the stretch across the street with the pristine Peter's Kill traversing. The farm house was converted into a two family dwelling, and one section was rented until recently, including kitchen, electric baseboard, and hot water heater. The larger portion is in need of a complete rehab, featuring original hardwood floors and an abundance of old world charm. On the walkout lower level, there are two additional rooms that were used as living space, and a hidden root cellar that could be a great wine cellar or a cheese cave! Take a stroll to the pond and explore this diverse nature sanctuary. A short walk from an amazing swimming hole and only a few minutes drive to the historic hamlet of Accord. Close to Mohonk Preserve and Minnewaska State Park, Arrowood Brewery and Westwind Orchards, Harana Market, Skate Time, Saunderskill and Kelder's Farms, CSAs and farm stands, and all the goodness the Rondout Valley has to offer!

**Addendum:** Pending Planning Board approval of subdivision and new tax assessment. Sellers are in conversations with the Open Space Institute to add the abutting 130+ acres into land conservancy. The land across the street w/ Peter's kill will be part of this conservation easement. Proposed subdivision map in associated docs.

**MLS ID:** 20240375

**Status Category:** Active

**Zone:** R5

**Survey:** Y

**Age:** 100-200

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** 1

**Other 2 Level:** 2

**SqFt 2nd:** 924

**Other Room 1 Size:** Br

**Basement:** Full, Other/see Remarks, Walk Out, Interior Access

**Listing Category:** Residential

**Area, sq ft:** 2700 sq ft

**Acreage:** 7.6

**Year built:** 1850

**Bedrooms:** Six

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**Other 1 Level:** 2

**SqFt 1st:** 1596

**SqFt 3rd:** LI180

**Other Room 2 Size:** Br

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

**Flooring:** Ceramic, Vinyl, Wood

## UTILITIES

**Heat Source:** Other/see Remarks

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Cesspool

**Heating Fuel:** Electric

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Driveway:** Gravel

**Style:** Farm House

**Siding:** Wood

**Roof:** Asph Shingle

**Water Features:** Pond, Water Access

**Lot:** 43.100

**Style:** Farm House

**Construction:** Frame/stick

**Porch:** Enclosed Porch

**Lot Features:** Meadow, Pond, Other/see Remarks

**Lot Dimensions:** 7.6 Acres +/-

## LOCATION DETAILS

**Area/Town:** Rochester

**Lot/Site:** Rural

**Directions:** From Accord, Take Tow Path About 2.3 Miles, #345  
On Left, Sign On.

**School District:** Rondout Valley Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Berkshire Hathaway Homeservices Nutshell Realty

**Agent Last Name:** Heist

**Agent First Name:** Petra



### Contact us

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