



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 7 months 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

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Contact us

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