

## 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 SaFt 2nd: 924

Other Room 1 Size: Br

**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

Basement: Full, Other/see Remarks, Walk Out, Interior Access Date added: Added 2 years ago

## **INTERIOR FEATURES**

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer Flooring: Ceramic, Vinyl, Wood

UTILITIES

Sewer: Cesspool

Heat Source: Other/see RemarksHeating Fuel: ElectricHot Water: ElectricWater: Drilled WellPlumbing: MixedElectricity: 200 Amps

Utility Level: 1

**EXTERIOR FEATURES** 

Driveway: GravelStyle: Farm HouseStyle: Farm HouseConstruction: Frame/stickSiding: WoodPorch: Enclosed Porch

Roof: Asph Shingle Lot Features: Meadow, Pond, Other/see Remarks

Water Features: Pond, Water Access Lot Dimensions: 7.6 Acres +/-

**Lot:** 43.100

**LOCATION DETAILS** 

Area/Town: Rochester School District: Rondout Valley Schools

Lot/Site: Rural County: Ulster County

**Directions:** From Accord, Take Tow Path About 2.3 Miles, #345

On Left, Sign On.

**LISTED BY** 

**Office Name:** Berkshire Hathaway Homeservices Nutshell

Realty

Agent Last Name: Heist

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