



**SHANDAKEN**  
Garfield Rd, Shandaken, NY 12464

<https://gristmillrealestate.com>

**\$15,000**

Great Location in Woodland Valley. This wooded lot offers easy access to Phoenicia, Hiking, Skiing, or just plain chilling in Nature. The plan was to build a small cabin on it back in 2000 but life got in the way, and now it is part of an estate ready for new eyes and love. Lot is 100x155 with road frontage on a very charming winding road in one of the most beautiful areas in the Catskills. Please see building permit in pictures and cabin plan. Lot needs extensive tree work and clearing. Being sold exclusively As Is.

**MLS ID:** 20240395

**Status Category:** Pending

**Acreage:** 0.36

**Date added:** Added 10 months ago

**Listing Category:** Lots/land

**Zone:** R1.5

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

## UTILITIES

**Electricity:** Within 1/4 Mile

## EXTERIOR FEATURES

**Road Frontage:** Paved, Town

**Lot Description:** Level, Wooded

**Lot/Site:** Rural

**Lot Dimensions:** 100x155

**Lot:** 39

## LOCATION DETAILS

**Area/Town:** Shandaken

**County:** Ulster County

**School District:** Onteora Central

## LISTED BY

**Office Name:** Ruth Gale Realty

**Agent Last Name:** Storms

**Agent First Name:** Faye



**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

