



**DELAWARE**  
Pleasant View Dr, Roxbury, NY 12474

<https://gristmillrealestate.com>

**\$150,000**

Uncover the potential of this exceptional 10-acre plot at the end of Upper Pleasant view Drive, where possibilities abound. Enjoy the solitude and seclusion of its current state, yet envision the breathtaking panorama awaiting once cleared. With 1 acre already prepped and Perc tested with Board of Health approval secured, your dream home is within reach. Plus, there are no town restrictions for campers or RVs, offering versatility for personal use or potential Airbnb ventures. Consider the option of subdividing if you desire. Located just 10 minutes from Plattekill Ski Center, 15 minutes from Belleayre Ski Center, and 30 minutes from Hunter Mountain, this property harmoniously merges the serenity of nature with contemporary amenities, conveniently situated near various trailheads. Owner financing available with a 50% down payment – seize this rare opportunity to craft your own paradise!

**MLS ID:** 20240488

**Status Category:** Active

**Acreage:** 10.2

**Date added:** Added 7 months ago

**Listing Category:** Lots/land

**Zone:** 01

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

## EXTERIOR FEATURES

**Lot Dimensions:** 444, 312

**Lot:** 2

## LOCATION DETAILS

**Area/Town:** Delaware

**School District:** Roxbury Central Schools

## LISTED BY

**Office Name:** Keller Williams Realty Hv Nort

**Agent Last Name:** Falkowski

**Agent First Name:** Teresa



### Contact us

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