



**SHANDAKEN**  
Heintz Rd, Shandaken, NY 12457

<https://gristmillrealestate.com>

**\$77,000**

Location, Location, Location! Discover the perfect canvas for your dream home on this 1.08-acre parcel where privacy meets panoramic mountain views. Minimize pre-construction hurdles: This lot boasts an existing electrical connection and a surveyed plot indicating the perfect building site and where the septic and well should be located. Plus, a partially built driveway minimizes construction costs and streamlines access. The previously approved septic plans have expired (2 bed/2bath home), but having a plan in place may help expedite the permitting process for a new system. Immerse yourself in the local scene by walking down the mountain to the popular restaurant and bar, The Pines, or cast a line or go for a swim in the nearby Esopus Creek, just a stroll away. Conveniently located, it's a mere 10-minute drive to the vibrant community of Woodstock, 5 minutes to charming Phoenicia, 25 minutes to Hunter Mountain and Belleayre, and a manageable 2-hour drive to the George Washington Bridge. This property offers a harmonious blend of natural beauty, accessibility, and recreational opportunities—an exceptional opportunity to build your sanctuary nestled amongst the beauty of the Catskills Mountains. Important Note: This property is intended for long-term enjoyment and prohibits development for a solely short-term rental property. Don't miss this incredible opportunity to own a piece of paradise!

**MLS ID:** 20240568

**Status Category:** Active

**Acreage:** 1

**Date added:** Added 1 year ago

**Listing Category:** Lots/land

**Zone:** R3

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

## UTILITIES

**Electricity:** On-site

**Utilities:** Electric Available

## EXTERIOR FEATURES

**Views:** Mountain, Seasonal

**Lot Description:** Private, Slope-moderate, Wooded

**Lot/Site:** Rural

**Lot Dimensions:** 216' X 211'

**Lot:** 23.10

## LOCATION DETAILS

**Area/Town:** Shandaken

**County:** Ulster County

**School District:** Onteora Central

**LISTED BY**

**Office Name:** Exp Realty, Llc

**Agent Last Name:** Matus

**Agent First Name:** Patricia



**Contact us**

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