



SHANDAKEN

44 Larkin Farm Rd, Phoenicia, NY 12464

<https://gristmillrealestate.com>

\$629,000

This incredible property has a lot of potential for a completely secluded peaceful retreat. With stunning year-round views on 13 acres of land, backed up by state owned land and on a private, dead end road. The parcel makes for a very attractive option for anyone looking for privacy and natural beauty. Survey, BOH approval and underground electric has already been partially brought up the roughed in drive. The hardest parts have already been completed. The fun part of home design and building is what is left to create the perfect mountaintop oasis. There are 2 perfect spots to build. The A-Frame cabin, perfect for glamping, allows for a sweet start to enjoying this property. Metal roof, insulated and a propane heater has been installed for the chilly nights. Owner is also entitled to enjoy the common area that is part of the HOA and has rights to the Woodland Valley stream.

MLS ID: 20240576

Status Category: Active

Acreage: 13

Improvements: Curb Cut(s), Drive, Lot Staked, Rough Graded

Listing Category: Lots/land

Zone: R1

Type: [Residential](#)

Date added: Added 6 months ago

UTILITIES

Electricity: On-site, Underground

Utilities: Electric, Electric Available

EXTERIOR FEATURES

Other Buildings: Shed, Studio

Views: Mountain

Water Features: Water Access

View Description: Mountain

Lot Description: Adjacent To State Land, Rock Outcrop, Secluded, Slope-gently, Slope-moderate, Slope-steeply, Wooded

Lot/Site: Rural

Road Frontage: County Road, Private, Dead End, Unpaved

Waterfront: Walk To, Access

Water Ways: Woodland Valley Creek

Lot Dimensions: 13.00

Lot: 8.300

LOCATION DETAILS

Area/Town: Shandaken

Elementary School: Woodstock K-3

Location: Rural

School District: Onteora Central

County: Ulster County

LISTED BY

Office Name: The Kinderhook Group, Inc.

Agent First Name: Danielle

Agent Last Name: Marchisella



Contact us

Phone:

(845) 246-3200
Toll Free: (800) 664-5503
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

