

SHANDAKEN

44 Larkin Farm Rd, Phoenicia, NY 12464

\$629,000

https://gristmillrealestate.com

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 Listing Category: Lots/land

Zone: R1 Status Category: Active

Acreage: 13 **Type:** Residential

Improvements: Curb Cut(s), Drive, Lot Staked, Rough Graded Date added: Added 1 year ago

UTILITIES

Electricity: On-site, Underground Utilities: Electric, Electric Available

EXTERIOR FEATURES

Other Buildings: Shed, Studio Road Frontage: County Road, Private, Dead End, Unpaved

Views: Mountain Waterfront: Walk To, Access

Water Features: Water Access Water Ways: Woodland Valley Creek

Lot Dimensions: 13.00 View Description: Mountain

Lot Description: Adjacent To State Land, Rock Outcrop, Secluded, Slope-gently, Slope-moderate, Slope-steeply, Wooded Lot: 8.300

Lot/Site: Rural

LOCATION DETAILS

Area/Town: Shandaken School District: Onteora Central

Elementary School: Woodstock K-3 County: Ulster County

Location: Rural

LISTED BY

Office Name: The Kinderhook Group, Inc.

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