



**ESOPUS**

111 Burleigh Rd, New Paltz, NY 12561

<https://gristmillrealestate.com>

**\$975,000**

This exceptional property spans over 55+ acres and possesses a truly remarkable location at the end of a tranquil country road within the New Paltz School District, making it an outstanding investment opportunity. Comprising of two parcels with R40 zoning in the Town of Esopus, the property offers a range of attractive features, including a scenic stream, logging roads, mature trees, and captivating mountain views. With its versatile characteristics, this property is perfectly suited for various purposes, such as single-family residences, a youth camp, campground, or resort with the appropriate Special Use Permit (SUP). The property's diverse topography adds to its appeal, encompassing level areas, gentle slopes, and moderate slopes, along with a mix of meadows and woodlands. Additionally, it boasts the presence of small ponds and a beautiful stream, all conveniently located within six miles of the Village of New Paltz, SUNY New Paltz, and the NYS Thruway exit 18. It's worth noting that this property has a history as a former youth camp and is classified as commercial. Also, were 3 wells, however the seller makes to claim to their functionality. Sale includes #110 Burleigh(9.2 acres) and #111 Burleigh(46.42 acres) totaling 55.62 (See associated docs) With its idyllic location, expansive acreage, and varied terrain, this exceptional property presents a unique opportunity for development or investment in the highly sought-after area of New Paltz. Whether you envision creating a peaceful residential community, a recreational youth camp, or an inviting campground or resort, this property offers endless possibilities limited only by your imagination.

**MLS ID:** 20240593

**Status Category:** Active

**Acreage:** 55.26

**Date added:** Added 10 months ago

**Listing Category:** Lots/land

**Zone:** R40

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

## UTILITIES

**Water:** Drilled Well

**Sewer:** Septic-ingr.

**Electricity:** On-site

## EXTERIOR FEATURES

**Road Frontage:** Dead End, Paved

**Water Features:** Creek, Pond

**Lot Description:** Level, Meadow, Pond, Private, Sub Dividable, **Lot:** 11 Wooded

**Views:** Meadow, Mountain

**Lot Dimensions:** 56 Acres

## LOCATION DETAILS

**Area/Town:** Esopus

**County:** Ulster County

**School District:** New Paltz

## LISTED BY

**Office Name:** Exp Realty, Llc

**Agent Last Name:** Zigouras

**Agent First Name:** Kristen



### Contact us

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