



**SHANDAKEN**  
1 Emerson Ter, Phoenicia, NY 12464

<https://gristmillrealestate.com>

**\$129,500**

It sounds like this 5+ acre parcel offers a wonderful blend of privacy and accessibility, with its location in a private, dead end subdivision nestled amongst the Catskill Mountains. The proximity to villages and outdoor activities such as skiing and hiking make it an attractive option for those seeking a balance between seclusion and access to amenities and recreation. The fact that the drive is roughed in and electric is available at the beginning of the drive adds convenience for any potential development plans. The minimal clearing needed also suggests that the natural beauty of the wooded lot can be preserved.

**MLS ID:** 20240665

**Status Category:** Active

**Acreage:** 5.03

**Improvements:** Curb Cut(s), Rough Graded

**Listing Category:** Lots/land

**Zone:** R1

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

**Date added:** Added 9 months ago

## UTILITIES

**Electricity:** On-site

**Utilities:** Cable Available, Electric Available

## EXTERIOR FEATURES

**Road Frontage:** Private, Dead End

**Lot Description:** Level, Private, Slope-gently, Wooded

**Lot/Site:** Rural

**Lot Dimensions:** 5.03

**Lot:** 20

## LOCATION DETAILS

**Area/Town:** Shandaken

**County:** Ulster County

**School District:** Onteora Central

**Location:** Rural

## LISTED BY

**Office Name:** The Kinderhook Group, Inc.

**Agent Last Name:** Marchisella

**Agent First Name:** Danielle



**Contact us**

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