



**\$198,000**

<https://gristmillrealestate.com>

Picture a brand new ultra-efficient, off-grid modern country-style home on this 2.5 acre Board-of-Health inground septic approved building lot. Enjoy your morning coffee from a spacious front porch as the sun rises over Mohonk's world-famous, historic Smiley Tower while you take in surrounding, sweeping views of the Shawangunk Mountains and Rondout Valley. This hilltop home site is perfect for a backyard inground pool oasis with plenty of room for a detached garage fitted with a 2nd-floor income-producing ADU or a private living area for your visiting family or friends. The seller has a complete set of building plans and will gladly transfer them to ensure a 2024 build. The seller's builder offered to lock in the 2023 construction contract, which can potentially be assigned to a new owner (subject to builder approval.) Buyers can benefit from huge federal/state and local utility tax incentives with the planned waterless geothermal heating/cooling and off-grid capable solar/battery storage. If building-new pricing is holding you back, be sure to check out the opportunity that comes with this beautiful building lot. The property is situated ¼ mile from Marbletown's western border, two minutes from Arrowood Farms, Inness (golf course, restaurant, resort), and Westwind Orchards.

**Addendum:** Taxes to be verified

**MLS ID:** 20240752

**Status Category:** Active

**Acreage:** 2.5

**Improvements:** Lot Staked, Rough Graded, Storm Drains

**Listing Category:** Lots/land

**Zone:** R2

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

**Date added:** Added 1 year ago

## EXTERIOR FEATURES

**Road Frontage:** County Road

**Lot Dimensions:** 2.50 Acres

**Views:** Mountain

**Lot:** 32.11

## LOCATION DETAILS

**Area/Town:** Rochester

**County:** Ulster County

**School District:** Rondout Valley Schools

**Location:** Rural

## LISTED BY

**Office Name:** Start Home Smart, Inc.

**Agent Last Name:** Carlson-murphy

**Agent First Name:** Danielle



**Contact us**

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