

https://gristmillrealestate.com

\$198,000

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 ¹/₄ 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

EXTERIOR FEATURES

Road Frontage: County Road Lot Dimensions: 2.50 Acres

LOCATION DETAILS

Area/Town: Rochester County: Ulster County

LISTED BY

Office Name: Start Home Smart, Inc. Agent Last Name: Carlson-murphy Listing Category: Lots/land Zone: R2 Type: <u>Residential</u> Date added: Added 1 year ago

Views: Mountain Lot: 32.11

School District: Rondout Valley Schools Location: Rural

Agent First Name: Danielle



Contact us Phone:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

