

ROCHESTER Accord, NY 12404

\$198,000

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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 Listing Category: Lots/land

Status Category: Active Zone: R2

Acreage: 2.5 Type: Residential

Improvements: Lot Staked, Rough Graded, Storm Drains Date added: Added 1 year ago

## **EXTERIOR FEATURES**

Road Frontage: County Road Views: Mountain

**Lot Dimensions:** 2.50 Acres **Lot:** 32.11

## **LOCATION DETAILS**

Area/Town: Rochester School District: Rondout Valley Schools

County: Ulster County Location: Rural

## **LISTED BY**

Office Name: Start Home Smart, Inc.

Agent First Name: Danielle

Agent Last Name: Carlson-murphy



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