



\$48,000

<https://gristmillrealestate.com>

Build your dream, escape the ordinary, or cast a line - this level 2.9 acre haven awaits! Nestled on a quiet country road in Wawarsing, this blank canvas beckons with endless possibilities. Imagine your dream home nestled amidst the gentle embrace of hardwoods, pines, and young saplings, sunlight dappling through the leaves as you sip coffee on your porch. Or picture your RV parked for the season, a cozy haven for exploring the surrounding beauty. Perhaps a rustic hunting/fishing camp is your calling, with the Rondout Reservoir, just 5 minutes away, Whatever your vision, this property is ready for your masterpiece. Here's what makes this slice of paradise truly special: * Unwind on a peaceful, country road: Leave the hustle and bustle behind and breathe in the fresh country air. * Build with ease: A roughed-in driveway gives you a head start on bringing your vision to life. * 395 feet of frontage on a well-maintained town road: Access is a breeze, whether you're bringing in building materials or pulling up your RV. * Unleash your inner explorer: Directly across from 76 acres of DEP land, your backyard becomes an endless playground for hiking, biking, and wildlife watching. * Cast your line and reel in excitement: The Rondout Reservoir, just 5 minutes away, is a fisherman's paradise teeming with lake trout, brown trout, and smallmouth bass. * Seller financing available: Make your dream a reality with flexible financing options. Great location: * George Washington Bridge 2 hrs * Grahamsville 10 mins * Ellenville 15 mins * Kerhonkson 20 mins * Mountain Dale 20 mins * Vernooey Kill State Forest 15 mins * Minnewaska State Park Preserve 30 mins * Witch's Hole State Forest 20 mins * Grocery shopping 15 mins

Addendum: Seller Financing: \$15K down 11% interest rate Flexible time period: up to 15 yrs No prepayment penalty

MLS ID: 20240840

Status Category: Active

Acreage: 2.9

Date added: Added 1 year ago

EXTERIOR FEATURES

Road Frontage: Unpaved, Town

Lot Dimensions: 2.9 Acres

Lot: 36

LOCATION DETAILS

Area/Town: Wawarsing

Location: Rural

Listing Category: Lots/land

Zone: Ru - Res 1

Type: [Residential](#)

Water Features: Seasonal, Stream

Lot Description: Adjacent To State Land, Level, Private, Wooded

Lot/Site: Rural

School District: Ellenvillecentr

LISTED BY

Office Name: Exp Realty, Llc

Agent Last Name: Matus

Agent First Name: Patricia



Contact us

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