

## **DELAWARE**

0 Walnut St, Margaretville, NY 12455

\$25,000

https://gristmillrealestate.com

This is a wonderful building lot with a serene babling brook that is within walking distance to the Hstoriic Main Street Commercial District. This lot is just over the Village line but with access to the municipal water and sewer lines serving the home next door. Bellayre Ski Center and Plattekill ski & trail bikingis within 10 miles. Andes is just 20 minutes away as well. Taxes are also lower than many of the surrounding areas. All the recreation options you could ever want are nearby: golfing at the Meadow Golf Center; kayaking or fishing in the East Branch of the Delaware River or the Pepacton Reservoir; biking on local roads or at ski centers; skiing; dining at the Bekilnne Tavernl; shopping till you drop Main Street or n the summer at the famous Arkville Flea Market; picking up wonderful fare a the local seafood shop; celebrating the 4th of July on the ball field behind Margaretville's market; camping, boating and fishing at Little Big Pond State Campground. All information is to be verified by buyer's agent.

MLS ID: 20240842 Listing Category: Lots/land

Status Category: Active Zone: Res

Acreage: 0.39 Type: Residential

Water Features: Stream Date added: Added 1 year ago

UTILITIES

Water: Municipal Sewer: Municipal

Utilities: Cable Available, Electric Available

**EXTERIOR FEATURES** 

Road Frontage: Paved, Town Views: Seasonal, Water Water Frontage: 100' Lot Dimensions: .39 Acre

Lot Description: Additional Land Available, Level, Meadow, **Lot:** 3

Slope-steeply

Lot/Site: Hamlet/village

**LOCATION DETAILS** 

Area/Town: Delaware **School District:** Margaretville Central Schools

Location: Suburban

## **LISTED BY**

Office Name: Win Morrison Realty

Agent Last Name: St John

Agent First Name: William



Phone:

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

gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

