



## DUTCHESS

425 Sheafe Rd, Wappingers Falls, NY 12590

<https://gristmillrealestate.com>

**\$175,000**

Come build your dream home on this beautiful board of health approved 1.21 acre lot with a lovely 2,040 sqft. structurally sound barn! The choice is yours to build from the already approved site plans or to convert the existing metal roofed barn into your perfect country retreat. There is also a bonus building that had been used as an office with electric hook ups. Easily connect to municipal water which abuts the property. This parcel is located only 5 minutes from the New Hamburg train station and less than 2 minutes to the delightful Bowdoin Park with river views, trails, picnic areas and more! Don't miss out on this opportunity to live in a great location and put your touches on this already prepped and beloved land!

**MLS ID:** 20240860

**Status Category:** Active

**Acreage:** 1.21

**Date added:** Added 9 months ago

**Listing Category:** Lots/land

**Zone:** R20

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

## UTILITIES

**Water:** Municipal, None

**Utilities:** Cable Available, Electric Available

**Electricity:** On-site

## EXTERIOR FEATURES

**Other Buildings:** Barn, Office, Studio, Workshop, Other/see Remarks

**Views:** On-site Clear, Seasonal

**Lot Dimensions:** 93x372

**Lot:** 3

**Road Frontage:** Paved, Town

**Fence:** Chain Link, Partial

**Lot Description:** Level, Slope-gently, Slope-moderate, Wooded, Other/see Remarks

## LOCATION DETAILS

**Area/Town:** Dutchess

**County:** Dutchess County

**School District:** Wappingers Central School Distri

## LISTED BY

**Office Name:** Corcoran Country Living

**Agent First Name:** Kimberly



**Contact us**

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