



**COLUMBIA**  
41 Fox Ln, Tivoli, NY 12583

<https://gristmillrealestate.com>

**\$330,000**

Nestled atop a picturesque hill in the heart of scenic Columbia County, this expansive ~14 acre parcel of land offers enchanting long-range seasonal views of the Catskill Mountains. Serenely situated on a tranquil country road, this captivating property presents a canvas of natural beauty, inviting you to envision your countryside sanctuary beneath the vast open sky. With rolling meadows stretching out before you, the land whispers of possibility. Cleared and ready for your imagination to take flight, this collection of two parcels benefits from the convenience of an existing drilled well and comes with Board of Health approval for each separate tax lot, making it shovel-ready. But here's where the opportunity becomes even more compelling: As this single sale combines two separate tax lots, both with BOH approval and drilled wells in place, you have the option of building not just one, but two homes. Imagine crafting your dream retreat, whether it's a main house plus guest house, or any combination that suits your desires. Alternatively, you may choose to leave a portion of the land untouched, creating a beautiful buffer that enhances your privacy and connection to nature. Just a short 10-minute drive from the charming villages of Tivoli and Germantown, both nestled within the Red Hook school district, this idyllic locale offers the perfect blend of rural tranquility and convenient access to local amenities. Immerse yourself in the warmth and history of these vibrant communities, where culinary delights, cultural treasures, and the whispers of the historic agrarian past await. For those seeking even more adventure, the bustling hubs of Hudson and Rhinebeck are a mere 20-minute drive away, boasting convenient Amtrak stations for effortless travel. Here, you can savor the quietude of the countryside while remaining connected to the best of Hudson Valley living.

**MLS ID:** 20240892

**Status Category:** Active

**Acreage:** 13.83

**Date added:** Added 5 months ago

**Listing Category:** Lots/land

**Zone:** Ra

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

## UTILITIES

**Water:** Drilled Well

**Utilities:** Cable Available, Electric Available

**Electricity:** On-site

## EXTERIOR FEATURES

**Road Frontage:** Cul-de-sac, Paved, Town

**Lot Dimensions:** Irregular

**Lot:** 32.17

**Views:** Mountain, Seasonal

**Lot Description:** Meadow, Slope-moderate

**Lot/Site:** Rural

## LOCATION DETAILS

**Area/Town:** Columbia

**County:** Columbia County

**School District:** Red Hook Central School District

**Location:** Rural

## LISTED BY

**Office Name:** Four Seasons Sotheby's Int.

**Agent Last Name:** Ferguson

**Agent First Name:** Angelica



### Contact us

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