



MLS#: **S1291840** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
0 Depot Rd List Price: **\$48,500**
County: **Sullivan** Zip: **12790** LP/SF:
Town: **Mamakating** Pstl City: **Wurtsboro** Acres: **2.06**
Area #: **Mamakating-484089** Cross St: **Route 209**
Subdivision: Lot Front: **285**
TxMap#: **484089-007-000-0001-039-001-0000** Lot Depth: **357**
City Nghbrhd: Lot Shape: **Irregular**
School Dist: **Ellenville** Lot #:
High School: SqFt:
Middle School: # Photo: **1**
Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Other - See Remarks**
Road Ft/Desc: **Town** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Wooded, Wooded - Partial**
Addl Rooms:
Bedrooms: Baths: Stories: Rooms:
On Wtrfrnt: **No** Footage:
Name: Island Name: Rip Rgts: **No**
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
Public Remarks: **Incredible find! This spacious building lot located just off Route 209 in Phillipsport less than 7 miles north of Route 17 in Wurtsboro. This 2 acre wooded building lot offers seclusion yet convenience of of being so close to activity. Just under 300' of deeded road frontage provides ample elbow room for your new home for a weekend getaway or year round living. Stick build or modular style home -your choice and your builder (or use one of ours). Rolling setting along the foothills of the Shawangunk Mountains. Come secure your piece of tranquility while it lasts!**

Unbranded VT:
Aerial Drone Video: [Click Here](#)
Virtual Tour 3D:

Directions: **Route 17 west to exit 113 and north onto Route 209 approx 7 miles to a right onto Depot Road. Land on right up about 750'. Property then runs the next 300(ish) feet.**

Residence Information

Style of Res: Garage:
Exterior Cnstr:
BR 1st Flr: BR 2nd Flr: BR 3rd Flr: **0** BR Basement: **0**
FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**
HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**
Kitchen:
Basement:
Floor:
Attic: Roof Desc:
Addl Rooms:
Interior Feat:
Exterior Feat:
Appliances:
Accessibility:
Foundation:
Emerg Backup:
ENERGY STAR
Qualified®:
Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**
Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**
Freestanding: **0** # Not to Code: **0**

Utilities Information

Utils on Site: **Other - See Remarks**
HVAC Type: Waste Disp: **Septic Required**
Utils Avail: **Electric, Telephone**
Heating Fuel: Water Htr Fuel:
Water Supply: **Well Required**
Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Raw Land**
Soil: Restrictions:
Seller Provides:
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data:

Driveway Desc: **None**
Possible Uses: **Other - See Remarks, Recreational, Single Family Development**
Lot Information: **Rural**
Crop Acres: **0.0000** # Timber Acres: **0.0000** # Wooded Acres: **0.0000**
Tillable Acres: **0.0000** # Pasture Acres: **0.0000**

Financial Information

Type of Sale:	Normal	Annl Spc Assess:	\$0	Lot Rent:	
Tax Info:		Assess Val:	\$13,200	School Tax:	\$485
Town/Cnty Tax:	\$335	City/Vil Tax:	\$0	Total Taxes:	\$820
Closed Date:		Sales Price:		DOM:	171

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Brett Ransford
Not Licensed

Canaan Realty
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