



MLS#: **S1348839** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
110 acres Sprout Brook Rd List Price: **\$895,000**
 County: **Putnam** Zip: **10579** LP/SF:
 Town: **Putnam Valley** Pstl City: **Putnam Valley** Acres: **110.00**
 Area #: **Putnam Valley-372800** Cross St: **Cimarron Rd**
 Subdivision: Lot Front: **53**
 TxMap#: **372800-072-000-0001-050-000-0000** Lot Depth: **2,261**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: **Putnam Valley** Lot #:
 High School: SqFt:
 Middle School: # Photo: **1**
 Elem School:

New Listing

General Information

Type: **Building Lot, Camp, Other - See Remarks, Recreation** Improvement: **Other - See Remarks**
 Topography: **Hilly, Level, Rolling, Slight Slope, Steep Slope, Wet Lands-Some**
 Road Ft/Desc: **Other - See Remarks** Buildings: **Arena, Other - See Remarks, Shed**
 Zoning: Milk Mkt: # Horse Stls: **10**
 Land Feat: **Creek/Stream, Other - See Remarks, Scenic View, Wet Area, Wooded**
 Addl Rooms: Bedrooms: Baths: Stories: Rooms:
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **2,000**
 Name: **Canopus Creek** Island Name: Rip Rgts: **Yes**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Spacious large acreage property ideally located just minutes outside of NYC in the beautiful Putnam Valley. This large acreage site provides multiple choices for an ideal home site, from high on the ridge to along the western portion along the lower elevation portions. Easement from Cimarron Rd allows direct access into some of the choicest settings. Mostly mature woods with miles of existing horse and ATV trails. Imagine your home overlooking the surrounding ridge lines, just a short drive from the hustle of today's busy life style. Come take a look at what country living can be like!**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **From Peekskill N. Division Street becomes Oregon Road, to Rt 20 (Approx 2.5 miles) North past Lake Peekskill, left onto Cimarron Road for approx. 4,000' to ranch entrance**

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** Waste Disp: **Septic, Septic Required**
 HVAC Type: Utils Avail: **Cable, Electric, Other - See Remarks, Telephone**
 Heating Fuel: Water Htr Fuel:
 Water Supply: **Other - See Remarks, Well** Well Location:
 Type of Well: **Drilled**

Miscellaneous Information

Avail Docs: **Aerials**
 Dev Status: **Other - See Remarks** Restrictions:
 Soil: **Other - See Remarks**
 Seller Provides:

Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc: **Dirt, Other - See Remarks, Stone/Gravel**

Possible Uses: **2nd Home Development, Agriculture, Duplex Development, Horses, Hotel/Motel, Other - See Remarks, Recreational, Single Family Development**

Lot Information: **Rural, Secluded**

Crop Acres: **0.0000**

Timber Acres: **0.0000**

Wooded Acres: **350.0000**

Tillable Acres: **0.0000**

Pasture Acres: **10.0000**

Financial Information

Type of Sale: **Normal**

Annl Spc Assess: **\$0**

Lot Rent:

Tax Info:

Assess Val: **\$635,200**

School Tax: **\$7,088**

Town/Cnty Tax: **\$3,066**

City/Vil Tax: **\$0**

Total Taxes: **\$10,154**

Closed Date:

Sales Price:

DOM: **5**

MLS#: **S1348839**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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