



MLS#: **S1387542** **Lots, Land, Farms, and Seasonal/Camps**

**A-Active**

**100 acres Benton Hollow Rd**

List Price: **\$395,700**

County: **Sullivan** Zip: **12765**  
Town/City: **Neversink** Pstl City: **Neversink**  
Area #: **Neversink-484200**

LP/SF:  
Acres: **100.00**  
Cross St: **Overlook Road**

Subdivision:  
TxMap#: **484200-036-000-0001-003-001**

Lot Front: **4,858**  
Lot Depth: **1,324**

City Nghbrhd:  
School Dist: **Tri-Valley**  
High School:  
Middle School:  
Elem School:

Lot Shape:  
Lot #:  
SqFt:  
# Photo: **4**

**New Listing**

**General Information**

Type: **Camp, Other - See Remarks, Recreation, Residential** Improvement:  
Topography: **Rolling, Scenic**  
Road Ft/Desc: **Town** Buildings: **None**  
Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**  
Land Feat: **Lake, Other - See Remarks, Scenic View, Water Access, Water View, Wooded**  
Addl Rooms:  
Bedrooms: Baths: Stories: Rooms:  
On Wtrfrnt: **Yes/Lake** Footage: **3,000**  
Name: **Lake Paradise** Island Name: Rip Rgts: **Yes**  
GOM Rts Rsv: **No** Timber Rgts Rsv: **No**  
Public Remarks: **World class recreational site with just under 100 acres includes a 15 +/- acre lake with balanced upland woods. Ideal escape for someone to build a seasonal getaway, tiny home or year round estate. The elevation difference from lake to highest point is roughly 200'. Limited area to build, unlimited recreational area on this tranquil park-like setting with nearly 3,000' of shoreline. Enjoy the property to its fullest and venture out for hunting or fishing trips along the Neversink and Rivers in surrounding valleys. Minutes from Liberty, Monticello and close to Resort World Catskill and an indoor water park (for your winter water activities).**

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

Directions: **From Dam to Neversink Reservoir, head NE on Rt 55 3.2 miles to a R onto Lake Paradise Road, immediate R at Benton Hollow Road follow for 3,500' to Paradise Lake on the R. Home across the lake is 237 Benton Hollow Road, Woodbourne NY.**

**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 Required**  
HVAC Type: Utills Avail: **Electric, Telephone** Water Htr Fuel:  
Heating Fuel: **Well Required** Well Location:  
Water Supply: **None**  
Type of Well:

**Miscellaneous Information**

Avail Docs: **Aerials**  
Dev Status: **Other - See Remarks, Raw Land** Restrictions:  
Soil:

Seller Provides:  
Conditions: **Other - See Remarks**  
Seller Stake in Lnd:  
Driveway Desc: **None**  
Possible Uses: **Other - See Remarks**  
Lot Information: **Rural**  
# Crop Acres: **0.0000**  
# Tillable Acres: **0.0000**

Addl Site Data:

# Timber Acres: **0.0000** # Wooded Acres: **0.0000**  
# Pasture Acres: **0.0000**

**Financial Information**

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Type of Sale: **Normal**  
Tax Info:  
Town/Cnty Tax: **\$1,181**  
Closed Date:

Annl Spc Assess: **\$0**  
Assess Val: **\$3,000**  
City/Vil Tax:  
Sales Price:

Lot Rent:  
School Tax: **\$1,557**  
Total Taxes: **\$2,738**  
DOM: **1**

MLS#: **S1387542**

Brett Ransford  
Not Licensed

Canaan Realty  
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