



New Listing

MLS#: **S1391209** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
126A Pennsylvania Ave & St Route 209 List Price: **\$975,000**
County: **Sullivan** Zip: **12790** LP/SF:
Town/City: **Mamakating** Pstl City: **Wurtsboro** Acres: **126.00**
Area #: **Wurtsboro-Village-484003** Cross St: **Aspen Rd**
Village: **Wurtsboro-Village** Lot Front: **2,719**
Subdivision: Lot Depth: **2,835**
TxMap#: **484003-110-000-0001-001-0000** Lot Shape:
City Nghbrhd: Lot #: **6**
School Dist: **Monticello** SqFt:
High School: # Photo:
Middle School:
Elem School:

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Rolling, Scenic, Slight Slope**
Road Ft/Desc: **Other - See Remarks, State, Town** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Scenic View, Wet Area, 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: **Large acreage site available for multiple use options! Potential for a single family home site nestled on over 120 acres with woods, meadows, and nearly 2600' of deeded road frontage. Or the potential exists for a variety of residential housing options for apartments, senior housing, office, warehouse, and light manufacturing (all uses would need Town/Village approvals. Utilities would need to be brought in.) within 1 1/2 hours to GWB. Generally open, level land on the east side of the property and gentle wooded slope on the west. Easy commute to Route 17 and all the excitement and beauty of the lower Catskills.**

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

Directions: **Rt 17 to Wurtsboro Exit. Land on right approx 2000' from exit and just past the Town hall and police station and day care. Site spans from Route 209 over to Pennsylvania Ave (with the old canal section gap- see maps)**

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

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

Miscellaneous Information

Avail Docs: **Aerials, Topographical Data**
Dev Status: **Raw Land**
Soil: Restrictions:
Seller Provides:

Conditions: **Other - See Remarks**

Addl Site Data: **Agricultural District, Other - See Remarks**

Seller Stake in Lnd:

Driveway Desc: **None**

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

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: **\$371,556**

School Tax: **\$7,648**

Town/Cnty Tax: **\$7,501**

City/Vil Tax: **\$2,570**

Total Taxes: **\$17,719**

Closed Date:

Sales Price:

DOM: **1**

MLS#: **S1391209**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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