



New Listing

MLS#: **S1391213** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
84A Pennsylvania Ave List Price: **\$590,000**
County: **Sullivan** Zip: **12790** LP/SF:
Town/City: **Mamakating** Pstl City: **Wurtsboro** Acres: **84.00**
Area #: **Wurtsboro-Village-484003** Cross St: **Sullivan St**
Village: **Wurtsboro-Village** Lot Front: **1,700**
Subdivision: Lot Depth: **1,800**
TxMap#: **484003-049-000-0001-023-0000** Lot Shape:
City Nghbrhd: Lot #: **1,700**
School Dist: **Monticello** SqFt:
High School: # Photo: **3**
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 84 acres with woods, meadows, and nearly 1700' 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 with an 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: **From Rt 17 Exit to Wurtsboro, head north on Rt 209 to Wurtsboro (1.25 miles) to 1st Right onto Sullivan St. Approx 1700' to a right onto Pennsylvania Ave. Land on right beginning just past the elementary school.**

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: **Other - See Remarks, Septic Required, Sewer Available**
Utils 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** Restrictions:
Soil:
Seller Provides:
Conditions: **Other - See Remarks**

Seller Stake in Lnd:

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

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:

\$290,200

School Tax:

\$7,648

Town/Cnty Tax:

\$6,380

City/Vil Tax:

\$2,494

Total Taxes:

\$16,522

Closed Date:

Sales Price:

DOM:

1

MLS#: **S1391213**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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