



New Listing

MLS#: **S1391214** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
41A State Route 209 List Price: **\$450,000**
County: **Sullivan** Zip: **12790** LP/SF:
Town/City: **Mamakating** Pstl City: **Wurtsboro** Acres: **41.00**
Area #: **Wurtsboro-Village-484003** Cross St: **Aspen St**
Village: **Wurtsboro-Village** Lot Front: **1,000**
Subdivision: Lot Depth: **986**
TxMap#: **484003-049-000-0001-015-0000** Lot Shape:
City Nghbrhd: Lot #: **1,000**
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 40 acres with woods, meadows, and nearly 900' 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.) within 1 1/2 hours to GWB. Gentle wooded slope on the back section backing up to the canal. 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.**

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**
Utls Avail: **Electric, Other - See Remarks**
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**
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:	\$81,356	School Tax:	\$1,265
Town/Cnty Tax:	\$1,121	City/Vil Tax:	\$75	Total Taxes:	\$2,461
Closed Date:		Sales Price:		DOM:	1

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Brett Ransford
Not Licensed

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