



MLS#: **S1398966** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
L15 Route 209 List Price: **\$2,495,000**
 County: **Sullivan** Zip: **12790** LP/SF:
 Town/City: **Mamakating** Pstl City: **Wurtsboro** Acres: **485.00**
 Area #: **Mamakating-484089** Cross St: **Moss Rock Lane**
 Subdivision: Lot Front: **776**
 TxMap#: **484089-000-062-0001-015** Lot Depth: **9,000**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: **Monticello** SqFt:
 High School: # Photo: **15**
 Middle School:
 Elem School:

General Information

Type: **Camp, Other - See Remarks, Recreation, Residential** Improvement: **Other - See Remarks**
 Topography: **Hilly, Other - See Remarks, Rolling, Scenic, Slight Slope, Steep Slope**
 Road Ft/Desc: **Other - See Remarks, State, Town** Buildings: **None**
 Zoning: **Residential 1 Unit** Milk Mkt: # Horse Stls: **0**
 Land Feat: **Creek/Stream, Other - See Remarks, Scenic View, Spring, Wooded, Wooded - Partial**
 Addl Rooms:
 Bedrooms: Baths: Stories: Rooms:
 On Wtrfrnt: **Yes/River/Stream/Creek** Footage: **5,000**
 Name: **Other** Island Name: Rip Rgts: **Yes**
 GOM Rts Rsv: **No** Timber Rgts Rsv: **No**
 Public Remarks: **Spectacular setting for a variety of options on this large acreage property, nearly 500 acres, mostly wooded with select open areas. This tranquil mountain setting is an ideal location for a variety of uses, from single family homes, private weekend getaway for your rustic estate, or perhaps to consider for an event setting lodge location, or as a vacation campground and glamping. Sloping property provides multiple levels and changing scenery throughout. Imagine hikes through the woods and sitting along the clear mountain stream that flows through the majority of this majestic property. This is a serene location, yet close by!**

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

Directions: **Route 17 to Exit 113, Wurtsboro, onto Route 209 (Treasure Lake Rd). Approx 3400' to the property on the right just past 2729 Route 209.**

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: **Septic Required**
 Utils Avail: **Electric, Other - See Remarks, Telephone**
 Heating Fuel: Water Htr Fuel:
 Water Supply: **Well Required**
 Type of Well: **None** Well Location:

Miscellaneous Information

Avail Docs: **Aerials, Survey**
 Dev Status: **Raw Land**
 Soil: Restrictions: **Army Corp Of Engineers Approval Required, Easements**
 Seller Provides:

Conditions: **Other - See Remarks**

Addl Site Data: **Other - See Remarks**

Seller Stake in Lnd:

Driveway Desc: **Other - See Remarks**

Possible Uses: **Other - See Remarks, Recreational, Single Family Development**

Lot Information: **Rural, Secluded**

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: **\$325,100**

School Tax: **\$8,568**

Town/Cnty Tax: **\$8,559**

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

Total Taxes: **\$17,127**

Closed Date:

Sales Price:

DOM: **107**

MLS#: **S1398966**

Brett Ransford

Canaan Realty

Not Licensed

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