



MLS#: **S1426429** **Lots, Land, Farms, and Seasonal/Camps**

81 Berkshire Rd

A-Active

County: **Columbia** Zip: **12529**
Town/City: **Taghkanic** Pstl City: **Hillsdale**
Area #: **Taghkanic-105400**

List Price: **\$240,000**
LP/SF:
Acres: **7.30**
Cross St: **Sam Hill Rd**

Subdivision:
TxMap#: **105400-164-000-0001-0094**

Lot Front: **730**
Lot Depth: **1,400**
Lot Shape: **Irregular**

City Nghbrhd:
School Dist: **Taconic Hills**
High School:
Middle School:
Elem School:

Lot #: **6**
SqFt:
Photo: **6**

New Listing

General Information

Type: **Other - See Remarks, Recreation, Residential** Improvement:
Topography: **Other - See Remarks, Rolling, Scenic**
Road Ft/Desc: **Town** Buildings: **None**
Zoning: Milk Mkt: # Horse Stls: **0**
Land Feat: **Other - See Remarks, Scenic View, 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: **Spacious, large lot offering with ample frontage and gently rolling slopes which provide for a great selection to build your \$1M +/- seasonal or year round home, with the potential for a walk out basement. Mostly light woods with moderate clearings throughout, The eastern portion is an ideal habitat for a wildlife sanctuary. If you are searching for a choice location to build an executive quality home within a few hours commute to the city, this is a must preview. Hudson NY is a few minutes North and West. Tranquility awaits with views of the Catskills Mountains!**

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

Directions: **From Rt 23 in Claverack head east to a Right onto Rt 11 for approx 2.8 miles. Turn left onto Berkshire Rd. and then first left onto Sam Hill Rd. Property is on the left.**

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

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks, Perc Test, Survey**
Dev Status: **Raw Land**
Soil: Restrictions: **Other - See Remarks**
Seller Provides:
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data:

Driveway Desc: **None**
Possible Uses: **Other - See Remarks, Recreational, Single Family Development**
Lot Information: **Rural**
Crop Acres: **0.0000**
Tillable Acres: **0.0000**

Timber Acres: **0.0000**
Pasture Acres: **0.0000**

Wooded Acres: **0.0000**

Financial Information

Type of Sale: **Normal**
Tax Info:
Town/Cnty Tax: **\$536**
Closed Date:

Annl Spc Assess: **\$0**
Assess Val: **\$75,000**
City/Vil Tax: **\$0**
Sales Price:

Lot Rent:
School Tax: **\$769**
Total Taxes: **\$1,305**
DOM: **0**

MLS#: **S1426429**

Brett Ransford
Not Licensed

Canaan Realty
8645 E. Seneca TNPk Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Tuesday, August 9, 2022