



New Listing

MLS#: **S1684716** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
6700 Dunnsville Rd
 County: **Albany** Zip: **12009** List Price: **\$5,900,000**
 Town/City: **Guilderland** Pstl City: **Altamont** LP/SF: **\$134.09**
 Area #: **Guilderland-013089** Acres: **162.00** Cross St: **Route 146**
 Subdivision: Lot Front: **2,900**
 TxMap#: **013089-025-000-0002-034-012-0000** Lot Depth: **3,200**
 Addl TxMap#: Lot Shape: **Irregular**
 City Nghbrhd: Lot #: **44,000** []
 School Dist: **Guilderland** AboveGrade Sq:[]
 High School: Fin Bsmnt SqFt:[]
 Middle School: SqFt Source:
 Elem School: # Photo: **45**

Waterfront/Water

Waterfront: **Yes/River/Stream/Creek** Riparian Rgts: **No**
 Name: **Bozen Kill**
 Water Frontage Access: Footage: **1,600**

General Information

Type: **Commercial, Other - See Remarks, Recreation Improvement:**
 Topography: **Level, Other - See Remarks, Rolling, Scenic**
 Road Ft/Desc: **Town** Buildings: **Greenhouse, Other - See Remarks, Outbuilding**
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**
 Land Feat: **Creek/Stream, Orchard, Other - See Remarks, Scenic View**
 Addl Rooms:
 Bedrooms: Baths: Stories: **2.0** Rooms:
 OGM Rsvrd: **No** Timber Rgts Rsv: **No**

Public Remarks: **An extraordinary offering in the heart of the Helderberg foothills, Altamont Orchards represents over 57 years of family farming legacy and one of the most diverse, income-producing agricultural estates in Upstate New York. Situated on historic land deeded as far back as 1792, this multi-faceted property delivers rare depth across hospitality, recreation, retail, and agricultural operations. This remarkable offering encompasses a spectacular working orchard, a beloved farm market and farm stand complete with a bakery, specialty foods, greenhouse, and gift shop, all drawing loyal customers season after season. A craft brewery tenant operating on-site adds yet another layer of energy and income to an already exceptional portfolio and a private residential home provides a live-where-you-work lifestyle on this compound. And then there's the crown jewel, the adjacent Orchard Creek Golf Course, an acclaimed 18-hole championship par-71 public course and proud recipient of NYS Course of the Year. Host unforgettable gatherings here in the three-season banquet space, welcome diners to the full-service Cider House Restaurant, and entertain guests in the signature clubhouse. From dining to pick-your-own apple experiences to championship golf and grand event hosting, this is the rare property where history, community, and opportunity converge. The next steward of this property inherits not just land, but a legacy generations in the making. Also listed as commercial S1682611**

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

Directions: **From Guilderland head west on Route 20/Western Ave for about 6 miles. Turn left onto NY 397S/Dunnsville Rd for about 1.3 miles. Property is on the left**

Residence Information

Style of Res: **Other - See Remarks** Garage:
 Constr Mtrls: **Other - See Remarks**
 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: **Other - See Remarks** Roof Desc: **Other - See Remarks**
 Attic:
 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: **Electric, Other - See Remarks, Water**
 HVAC Type: **Other - See Remarks** Waste Disp: **Septic Existing**
 Electric: **Connected** Insulation: **Other**
 Utils Avail: **Electric, Other - See Remarks, Telephone, Water**
 HVAC Fuel: **Other - See Remarks** Water Htr Fuel:
 Water Supply: **Public**
 Type of Well: Well Location:
 Energy Eqpt: **Other** Septic Location:
 Grn Bld Vr Type:
 Grn Indoor Air Q:
 Grn Water Cnsvr:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**
 Dev Status: **Other - See Remarks**
 Soil: Restrictions:
 Seller Provides: **Other - See Remarks**
 Conditions: Addl Site Data:
 Seller Stake in Lnd:
 Driveway Desc: **Other - See Remarks, Parking Area, Stone/Gravel**
 Possible Uses: **Agriculture, Commercial, Other - See Remarks, Recreational**
 Lot/Addtl Info: **Other - See Remarks**
 # 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: **\$3,114,300** School Tax: **\$60,482**
 Town/Cnty Tax: **\$16,187** City/Vil Tax: **\$0** Total Taxes: **\$76,669**
 Closed Date: Sales Price: DOM: **2**

Caleb Shoemaker
Not Licensed

MLS#: **S1684716**
Canaan Realty 
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