



**Off Market**



**State Route 97, Pond Eddy, NY 12770**

**WEB: LandinLumberland.com**

- » **MLS #:** 4819970
- » Land | Lot: 25 ft<sup>2</sup>
- » 25 Hillside Acres with River Views
- » Build your Dream Home or Two or Three!!
- » Raw Land, Many Potential Uses\*
- » Great recreational parcel for hunting, hiking, ATV's



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Sweeping views of the Delaware River from the top of this almost 25-acre open hillside parcel. Come spend time in its leafy forests, hike the gently sloping terrain, watch the wildlife, hunt, ride your ATV through its trails. Build your dream home at the top of the hill and enjoy everything this peaceful and pretty area of the Upper Scenic Delaware River Valley has to offer, just 90 minutes from NYC and within an easy ride of the quaint river towns of Barryville, Narrowsburg and Callicoon. Walk to the river, kayak or canoe from Kittatinny, swim the pristine waters and hike its pleasant banks. Located in the River Hamlet District, it's 3-acre zoning so it's possible to build more than one home. And if you'd like to further develop the land many uses are permitted including parks and recreational facilities. Other special uses including multi-family, hotel/motel, office, business, educational, a religious retreat, restaurant, inn or bread-and-breakfast are possible with Planning Board approval. And there's lots to do around here! Explore local art galleries, boutiques, dine in the many top-quality farm to table restaurants. See what's playing at the Forestburgh Playhouse, a cornerstone of the rich cultural heritage of Sullivan County where you can enjoy Broadway musicals and plays, and dinner cabaret

Vanessa Saunders MBA, MIMC, CIPS, CDPE | NYS RE Broker Owner | CEO. ©Properties Online, Inc. The above information including square footage is based on data received from the seller and/or from public sources. This information is deemed reliable but has not been independently verified and cannot be guaranteed. Prospective buyers are advised to verify information to their own satisfaction prior to purchase. Equal Housing Opportunity. Any Tradenames and Trademarks referred to within are the property of their respective trademark holders.

