

\$449,000 - 120 Peninsula Lane, Accord

MLS® #20240055

\$449,000

0 Bedroom, 0.00 Bathroom,
Land on 30 Acres

N/A, Accord, NY

Opportunity to build a home on one of the most beautiful lots in the Hudson Valley! Located near the laid-back hamlet of Accord on a peninsula surrounded on three sides by the Rondout Creek, the 30.4 acre lot features amazing mountain, meadow, and river views, with 2,500 feet of direct river frontage. Nice high ground along the river provides an ideal building site, with mature trees, the Rondout Creek, and the Catskill Mountains to the west, gently sloping sunlit meadows to the south and east, and unobstructed views of Mohonk Tower to the northeast. The building site is DOH approved, with septic system designed and stamped. Electric service has also been brought into the lot, along with a gravel road to the home site. The southerly portion of the parcel is much lower and in the flood plain, creating rich farm land with Tier 1 agricultural soils. The peninsula is shared with just one other parcel, providing incredible serenity and privacy. Site elevations, septic approvals, soil, and plant surveys can be provided upon request.



Essential Information

MLS® #	20240055
Price	\$449,000
Bathrooms	0.00
Acres	30.40
Type	Land

Sub-Type	Unimproved Land
Status	Closed
MLS	ucbr_sold

Community Information

Address	120 Peninsula Lane
Area	Rochester
Subdivision	N/A
City	Accord
County	Ulster
State	NY
Zip Code	12404

Amenities

View	Lake, Meadow, Mountain(s), Panoramic, River, Water
Is Waterfront	Yes
Waterfront	River Access, Other

Exterior

Lot Description	Other
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Additional Information

Date Listed	January 8th, 2024
Days on Market	191
Zoning	AR 3