

# \$119,000 - 95 Shad Rd, Jewett

MLS® #147125

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## \$119,000

Bedroom, Bathroom, 108,900 sqft  
Land on 3 Acres

N/A, Jewett, NY

Shovel Ready Lots On The Mountain Top...  
Check out this opportunity to make your dream home a reality! Tucked on Shad Road, East Jewett, this prime location offers 2.5 acres of serene privacy and breathtaking nature. Escape the hustle and bustle of city life and embrace a tranquil lifestyle surrounded by lush woods on a quiet road just off 23C and Scribner-Hollow Road. Enjoy the best of both worlds with flat and gently sloping south-facing topography, adorned with a harmonious mix of deciduous and evergreen trees. Revel in year-round privacy, courtesy of the natural foliage that surrounds this idyllic oasis. Convenience is at your fingertips with plenty of attractions and amenities nearby. Just a short 10-minute drive will take you to the renowned Hunter and Windham ski resorts, where endless adventures await on the slopes, or indulge in the charm of The Village of Tannersville, offering an array of unique restaurants, shops, and breweries. Nature enthusiasts will find themselves spoiled for choice with Colgate Lake, North/South Lake, and Kaaterskill Falls all within close proximity. Immerse yourself in the great outdoors, whether it's hiking, biking, swimming, fishing, or simply basking in the serenity of these stunning natural wonders. Golf lovers will find nearby courses to practice their swing, while the Mountain Top Arboretum is a haven for those seeking a deeper connection with nature. But the perks don't end there! This property already has a fully approved DEP



septic design, to accommodate a 4-bedroom house, ensuring compliance with environmental regulations and making the construction process even smoother. Don't miss out on this remarkable opportunity to craft your perfect sanctuary in an extraordinary location. Architect designed custom house plans and additional services, including the construction of the septic system, well, and house are available for purchase and customization. Embrace the allure of country living while being just minutes away from an array of recreational activities, dining experiences, and amenities. Create memories that will last a lifetime in this captivating slice of paradise. Choose from a selection of architect-designed custom house plans, each offering unique characteristics and the ability to customize with add-on options. Tailor your future home to perfectly suit your desires and preferences.

### **Essential Information**

MLS® #	147125
Price	\$119,000
Square Footage	108,900
Acres	2.50
Type	Land
Sub-Type	Land
Status	Sold
MLS	cgndmls_sold

### **Community Information**

Address	95 Shad Rd
Area	East Jewett
Subdivision	N/A
City	Jewett
County	Greene
State	NY
Zip Code	12424

## Amenities

View Catskills, Local, Mountain, Seasonal, Wooded

## School Information

District Wind-Ash-Jewett

## Additional Information

Date Listed July 7th, 2023

Days on Market 251

HOA Fees 0.00