

\$650,000 - Coldbrook Road, Boiceville

MLS® #20231424

\$650,000

0 Bedroom, 0.00 Bathroom,
Land on 54 Acres

N/A, Boiceville, NY

Welcome to your dream retreat! This magnificent 54-acre property offers a unique opportunity to own a picturesque slice of nature in close proximity to the serene Ashokan Reservoir and Onteora High School. Nestled amidst a tranquil setting, this flat wooded haven boasts 800 feet of breathtaking water frontage on the opposite side of the dead-end quiet road that it gracefully resides on. As you explore this remarkable property, you'll be captivated by the beauty of the surrounding landscape, featuring a dense forest of mature trees that provide both privacy and a sense of seclusion. The expansive 54 acres offer endless possibilities for outdoor enthusiasts and nature lovers alike, with ample space for hiking trails, wildlife observation, and creating your own private sanctuary. One of the highlights of this property is its remarkable 800 feet of water frontage, providing a serene escape during the hot summer months. Picture yourself cooling off in the crystal-clear waters, swimming and enjoying the refreshing embrace of the reservoir. The waterfront area offers a perfect spot for relaxation, picnics, and creating lasting memories with family and friends. In addition to the natural beauty and recreational opportunities, this property also holds potential for subdividing the acreage. With its sizeable expanse, there may be possibilities to develop the land further, whether it's for personal use, investment, or to create additional building lots. The options are limitless and await your vision and plans. With



its convenient location near the Ashokan Reservoir, a picturesque reservoir known for its pristine beauty and recreational opportunities, you'll have easy access to activities such as kayaking, paddle boating, and fishing. Additionally, being in close proximity to Onteora High School ensures that education and community amenities are within reach. The property's ideal location also provides a perfect balance between seclusion and accessibility. While being nestled in nature's embrace, you'll find yourself just a short drive away from nearby towns and amenities, ensuring that your everyday needs are met without sacrificing the tranquility and privacy that this property offers. Whether you're envisioning a luxurious waterfront estate, a nature lover's paradise, or an investment opportunity with immense potential, this 54-acre flat wooded property is ready to make your dreams a reality. Don't miss out on this rare chance to own a slice of heaven in a highly sought-after location. Schedule your private tour today and start living the life you've always imagined!

Essential Information

MLS® #	20231424
Price	\$650,000
Bathrooms	0.00
Acres	54.40
Type	Land
Sub-Type	Unimproved Land
Status	Closed
MLS	ucbr_sold

Community Information

Address	Coldbrook Road
Area	Olive
Subdivision	N/A

City	Boiceville
State	NY

Amenities

Is Waterfront	Yes
Waterfront	Other

Exterior

Lot Description	Cul-De-Sac
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School Information

District	Onteora Central
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Additional Information

Date Listed	May 24th, 2023
Days on Market	418
Zoning	03