

You are welcome to walk the property at your convenience.

Enter **315 Hammond Hill Rd, Washington/Dover Plains, NY 12522** into your GPS. This is my neighbor to the right (see map below). I've placed orange streamers by the road (and rear) showing the approx left and right borders and my For Sale sign (888) LAND-005.

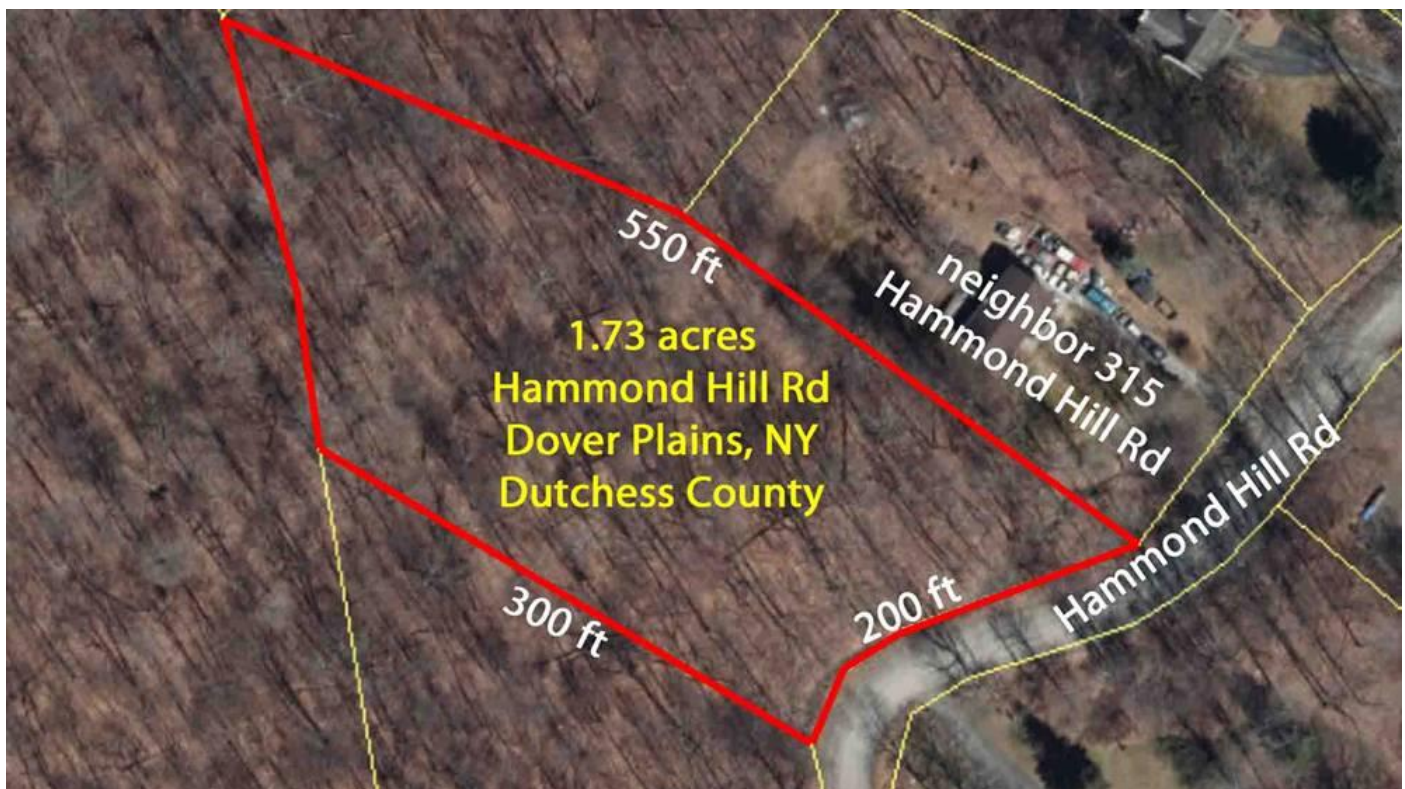
Feel free to contact me if you have any questions.

Thanks,

Bruce

(917) 741-1207

www.CheapUSland.com



"COLD STREAM LANDING"

of Washington/Dover Plains



FOR SALE

1.73+/- Acre

Premium Building Lot

**Washington/Dover Plains, NY, Dutchess
County**

Survey on file - Electric - Perc'd

BOH Approved for 4 bedroom house

Only 90 mins/NYC - Mins/Metro N. Station

Crystal Clear Stream - Mountain views

Only \$24,900!

(fair market value = \$55k)

"COLD STREAM LANDING" Enjoy your own cascading, crystal clear, cold stream as it meandering through this beautiful parcel of land in desirable Dutchess County. Located only 90 mins/NYC and mins/Metro North station, you can finally live in the country and work in the city on this oversized 1.73 acre building lot in the Town of Washington/Dover Plains, NY.

The parcel consists of gently rolling to level terrain, with elevated plateaus offering sweeping mountain views. The property has already been



surveyed, perc'd and was **BOH approved** for a 4 bedroom house (needs renewal). Boasting 200 ft of frontage on well maintained town road. Electric is at the property line.

Zoned for 1-fam, 2-fam, B&B, agriculture, kennel, home occupation and more. Enjoy country living , just a few mins from the quaint towns of Dover, Millbrook and Amenia, where you can find fine dining, entertainment and shopping. Unlimited outdoor activities offered at nearby [West Mt State Forest](#), [Swamp River Access](#), [Wassaic MUA](#), Taconic Hereford MUA and Hudson River.



Only \$24,900 cash.

(Fair market value \$55k - Sold for \$63k in 2005)

Only \$26,900 with owner financing.

(Only \$7k down and \$ 495 per month for 4 years)

Property Specs:

- 1.73+ country acre building lot
- Located in desirable Washington/Dover Plains, NY, Dutchess County
- Only 90 min/NYC
- Mins/Metro North Station
- **NYC City police, firefighters, correction and sanitation workers can live in Dutchess County and still meet city residency requirements!**
- 200 ft frontage on winding country Hammond Hill Rd.
- Survey on file! ([Click here to view survey w/BOH Approval](#))
- Perc'd and Board of Health approved for 4 bedroom home
- Cheap taxes only \$1,000 per year (school & general combined)
- Parcel is level to gently rolling
- Moderately wooded.
- Electric at property line
- Enjoy shopping, entertainment and fine dining in nearby Dover, Millbrook and Amenia
- Year round crystal clear Cold Stream
- Sweeping mountain views
- Outdoor unlimited outdoor recreation including hunting, skiing, fishing, x-country skiing, biking, hiking, snowmobiling, trapping, camping and more at nearby [Forest Mt State Forest](#), [Swamp River Access](#), [Wassaic MUA](#), Taconic Hereford MUA and Hudson River.
- Property # [612107](#)
- Zoned RU - 1-fam, 2-fam, B&B, agriculture, kennel, home occupation and more. [Click here for full list of permitted uses, setbacks, etc.](#)
- GPS coordinates [41.757044, -73.613598](#)

- Dover Union Free School District
- Fair Market value \$55,000.
- For directions Click Here

For more Info:

Call Bruce Toll-Free (888) LAND-005

Or visit our website at www.CheapUSland.com

Or check us out at: www.BuyAlotForAlittle.com

Or check out the video at: <https://youtu.be/URZHy-I1w4o>

• **DISCLAIMER:** The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be



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