

You are welcome to walk the property at your convenience.

Enter **23 Kings Hill Terrace, Wallkill, NY 12589** into your GPS. This is my neighbor right past me at the end of the cul-d-sac (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. Roughed in driveway ar beginning of property on left.

Feel free to contact me if you have any questions.

Thanks,

Bruce

(917) 741-1207

www.CheapUSland.com



" An AMERICAN CLASSIC"



"An AMERICAN CLASSIC"

FOR SALE

.83+/- Acre

Oversized Building Lot

Wallkill/Newburgh, NY,

Orange County

Survey on file - Electric - Old Perc on file

Desirable Neighborhood

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

Sweet Mountain views!

Only \$18,900!

(fair market value = \$23.5k)

NOTE - NYC municipal workers can live in Orange County and still comply with NYC residency requirement.



An **"American Classic"** offers a level, partially wooded/ partially cleared, .83 acre building lot, with sweeping mountain views. This idyllic country lot is located only 90



mins/NYC & mins to fine dining, shopping and

Metro North Train Station. Finally, work in the city while living the country lifestyle in this desirable neighborhood in Wallkill, NY, Orange County.

The property boasts authentic country stone walls, survey on file and electric at the property line. Local attractions include [Stewart State Forest](#), [Hemlock Ridge MUA](#), Stewart International Airport & Orange County Airport ,Hudson River and the [Osiris Country Club](#).

Only \$18,900 cash.

(Fair market value \$23.5k)

Only \$20,900 with owner financing.

(Only \$5k down and \$ 407 per month for 4 years)

Property spec:

- **.83 acre oversized building lot**
- **Located in desirable neighborhood in Wallkill NY, Orange County**
- **Only 90 min/NYC**
- **Mins/Metro North Station**
- **NYC City police, firefighters, correction and sanitation workers can live in Orange County and still meet city residency requirements!**
- **Frontage on well maintained private Kings Hill Terrace**



- Survey on file! ([Click here to view survey](#))
- Old Perc and BOH approval [on file](#) (needs renewal)
- Cheap taxes \$950 per year (school & general combined)
- Parcel is level
- Partly wooded and partly cleared.
- Electric at property line
- Mins to shopping, entertainment and fine dining.
- Sweeping mountain views
- Some local attractions include [Stewart State Forest](#), Hemlock Ridge MUA, ,Mid Valley Mall, Hudson River, [Osiris Country Club](#), Stewart International Airport & Orange County Airport.
- SBL # [3-1-4.141](#)
- Zoned AR - 1-fam, home occupation and more. [Click here for full list of permitted uses, setbacks, etc.](#)
- GPS coordinates
- Dover Union Free School District
- Fair Market value \$23,500.

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/oWpWAGwbwOU>

• **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 obtained through independent verification.











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