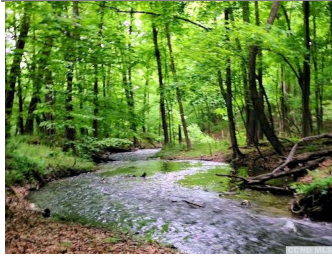


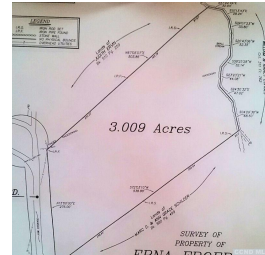
# Public Detail with Addl Pics Report

Listings as of 08/05/18 at 11:02pm

**Active 07/10/18**      **Listing # 121801**      **Pond Hill Rd, Copake, NY 12521 Map**      **Listing Price: \$45,000**  
**County: Columbia**



<b>Property Type</b>	Land		
<b>Area</b>	Craryville		
<b>Tax Map ID</b>	155.-5-35	<b>Lot Sq Ft (approx)</b>	130680
		<b>Lot Acres (approx)</b>	3.0000
<b>DOM</b>	26		



## School District Taconic Hills

**Directions** From Route 23 in Craryville, take route 7A to Birch Road, keep going to end where road meets Copake Lake. Take right on to Lakeview Road, go past Copake Country Club to Pond Hill Road on right, land across street from 41 Pond Hill road home.

**Marketing Remark** Quiet, secluded, waterfront on Creek, just half mile to Copake Lake and Copake Country Club... what more could you ask for!! Three acres on a private road with cul-de-sac. Beautiful waterfront on Creek, a creek that flows from Copake Lake in to Zecky Pond that eventually goes in to the Hudson River as per seller. Private road with thirteen owners that share cost of road maintenance, approximately \$500 a year. Former Ice Harvesting Railroad, built in 1925, used to run ice in to Manhattan, runs through property and still has the cleared path it took along the water's edge. Easy to show, recent survey done. More land available.

<b>Special Conditions</b>	None/Unknown	<b>Ag District</b>	Yes
<b>Flood Zone</b>	No (as per owner/recent survey)	<b>Lot Size</b>	3 Acres
<b>Topography</b>	Flat with gentle slope to Waterfront	<b>% Wooded</b>	%85.00
<b>% Cleared</b>	%15.00	<b>Survey</b>	Yes
<b>Zoning</b>	Agricultural / Residential	<b>Paved Street</b>	No
<b>Stream/Pond</b>	Yes (Zek)	<b>Views</b>	Mountain (Seasonal Mountain views), Water, Wooded
<b>Waterfront</b>	Yes	<b>Water Rights</b>	Yes
<b>Secluded</b>	Yes	<b>Road Frontage</b>	275 feet
<b>Buildings</b>	None	<b>Land Description</b>	Flat w/gentle slope toward creek
<b>Drive</b>	Yes (Partial / only about 100 feet)	<b>HOA</b>	Yes (Approx \$500/year for road maintenance)
<b>School Tax</b>	\$396.00	<b>Town Tax</b>	\$72.00
<b>Other Tax</b>	\$207.00 (County)	<b>Assessment</b>	\$47000
<b>Assessors FulMrktVal</b>	\$47000.00	<b>Tax Exemptions</b>	No
<b>Water</b>	None	<b>Sewer</b>	None
<b>Electric</b>	On Road		

## Presented By:

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August 2018

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U.S. Patent 6,910,045

