

PRESENTING SWAN LAKE ESTATES - Only 90 Minutes from NYC
In the Current "Super Hot" SULLIVAN COUNTY: Swan Lake/Liberty, New York
Near Address: 288 Kelly Bridge, Road, Swan Lake, NY., 12754



PROPERTY WAS SUBDIVIDED FOR 21 HOMES ON THE HISTORIC SWAN LAKE
Price: \$2,650,000

Property Video: https://youtu.be/Y7mOxeP_7nQ


Over 467 Therapeutic acres, which includes the 350 Acres Historic Swan Lake. Located Within 10-15 minutes to Walmart, Shop Rite, Home Depot, and every major shopping

12 Minutes to Catskill's World Resort Casino and Bethel Woods concert hall. Only 30-45 min to Middletown, Lego Land Amusement, Woodbury Commons Outlets, etc. Only 6 miles from Sullivan County Airport. Near 3 Major Golf courses, and more, more, more.

June 2020 video on the real estate boom in Sullivan County → https://youtu.be/1_EiSN8ojh4

SALES - LEASING - APPRAISALS	
	VICTOR D. WEINBERGER NYS Real Estate Associate TOP 1% in USA
	Cell: 917-806-7040 e-mail: Victor@VictorWeinberger.com
	30+ Years Experience Over 1,200 Transactions closed Available 24 hours - 365 Days a Year 718-429-4400 (office) 917-831-4774 (eFax)

450 acres of peace, health, joy, tranquility and happiness is yours at Swan Lake Estates.



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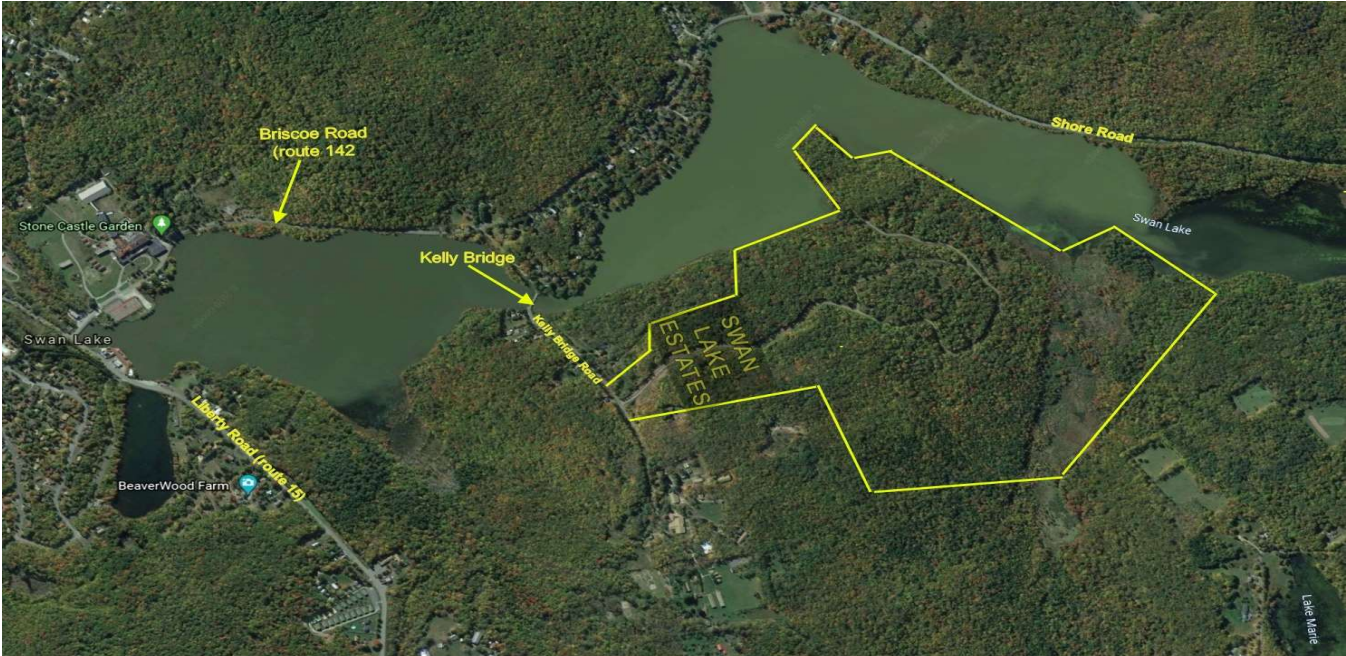
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SITE AND ZONING INFORMATION:

TAX PARCEL NO	44-1-1	88.67 ACRES
	44-1-8	25.35 ACRES
	44-1-2.2	332.96 ACRES
	44-1-7.3	0.94 ACRES
	TOTAL	467.92 ACRES

RD – RURAL DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

ITEM	REQUIRED	MINIMUM PROPOSED
LOT AREA	60,000 Sq.Ft.	130,680 Sq.Ft.
LOT WIDTH (MIN)	200 Sq.Ft.	51 Sq.Ft.
LOT DEPTH	200 Sq.Ft.	200 Sq.Ft.
FRONT YARD	50 Sq.Ft.	53 Sq.Ft.
REAR YARD	25 Sq.Ft.	88 Sq.Ft.
ONE SIDE YARD	25 Sq.Ft.	41 Sq.Ft.
LOT COVERAGE (MAX)	15%	6%
BUILDING HEIGHTS	35 FT.	35 FT



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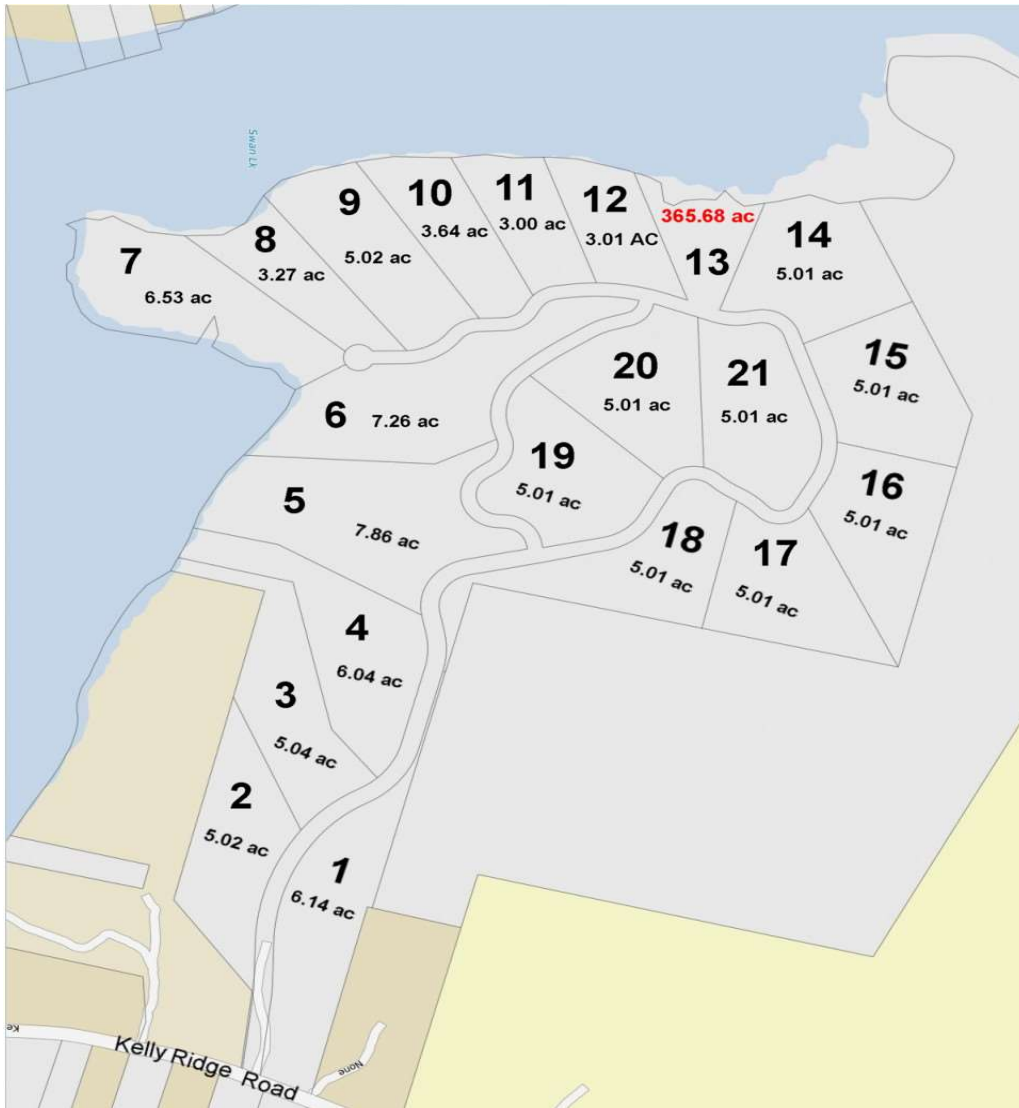
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LOT SUBDIVISION AND SIZE OF EACH LOT

<u>LOT #</u>	<u>LOT SIZE:</u>
Highway parcel	0.13 Acres
1	6.14 Acres
2	5.02 Acres
3	5.04 Acres
4	6.04 Acres
5	7.86 Acres
6	7.26 Acres
7	6.53 Acres
8	3.27 Acres
9	5.02 Acres
10	3.64 Acres
11	3.00 Acres
12	3.01 Acres
13 (includes Swan Lake)	365.68 Acres
14	5.01 Acres
15	5.01 Acres
16	5.01 Acres
17	5.01 Acres
18	5.01 Acres
19	5.01 Acres
20	5.01 Acres
21	5.01 Acres

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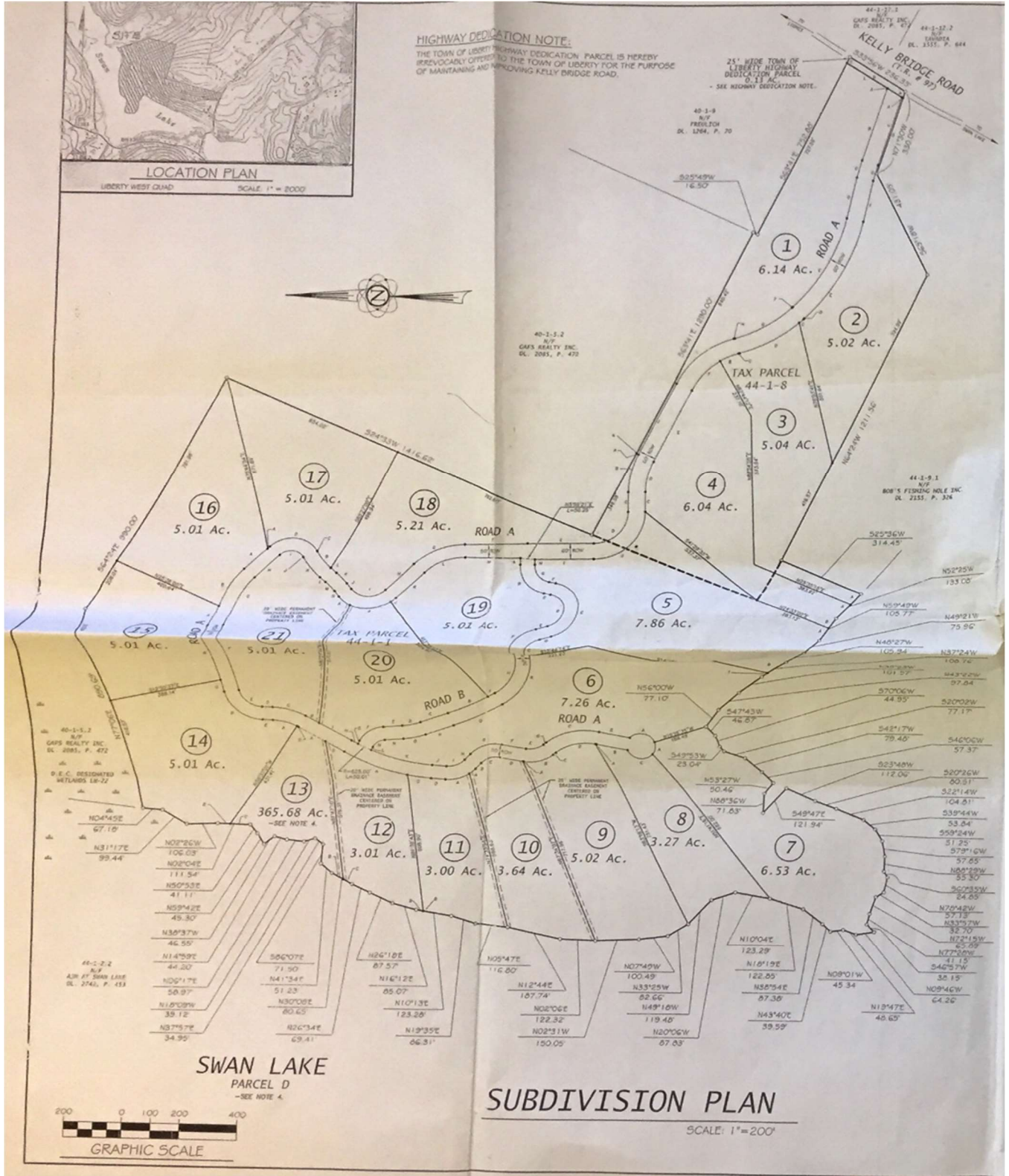
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NOTES:

- LOT GEOMETRY FOR TAX PARCEL 44-1-1 TAKEN FROM A MAP ENTITLED "SURVEY MAP OF LANDS OF AJM AT SWAN LAKE, LLC" AS PREPARED BY ROBERT T. LOUNSBURY, P.L.S., LATEST REVISION 2/2004
- LOT GEOMETRY FOR TAX PARCEL 44-1-5 TAKEN FROM A MAP ENTITLED "SURVEY MAP OF LANDS OF AJM AT SWAN LAKE, LLC" AS PREPARED BY ROBERT T. LOUNSBURY, P.L.S., LATEST REVISION 2/2004
- PARCELS SUBJECT TO UTILITY EASEMENTS AND HIGHWAY USE DEDICATION OF RECORD
- LOT 13 INCLUDES ALL ROAD A & B AREAS, LOT 13 RECREATION AREA AND ALL OF SWAN LAKE INCLUDING PARCELS A, D, F, F-1 AND J AS DESCRIBED AND SHOWN ON SURVEY MAPS CERTIFIED ON 2/2004 BY ROBERT T. LOUNSBURY, P.L.S. PARCELS A, D, F AND F-1 ARE FURTHER REFERENCED AS TOWN OF LIBERTY TAX PARCEL 44-1-2.2. PARCEL J IS FURTHER REFERENCED AS TOWN OF LIBERTY TAX PARCEL 44-1-73. COPIES OF THESE MAPS ARE ATTACHED AS SHEETS 1A, 1B, 1C AND 1D.
- IT IS INTENDED THAT TOWN OF LIBERTY TAX PARCELS 44-1-1, 44-1-2, 44-1-5 AND 44-1-73 BE CONSOLIDATED INTO A SINGLE PARCEL THEN SUBDIVIDED AS SHOWN AND DESCRIBED ON THIS PLAN.
- ALL ROADS AND RECREATION AREAS ARE TO REMAIN PRIVATE AND THE FILING OF THIS MAP DOES NOT CONSTITUTE AN IRREVOCABLE DEDICATION OF ANY STREETS OR RECREATION AREAS SHOWN HEREON TO THE TOWN OF LIBERTY, AS REFERENCED IN SECTION 279 (4) (a) OF THE TOWN LAW.
- PROPERTIES THAT FRONT ALONG THE SHORELINE OF SWAN LAKE ARE TO RUN TO THE LOW WATERLINE AT THE LOWEST POINT.
- LOTS 14 & 15 ARE SUBJECT TO THE RULES AND REGULATIONS OF THE N.Y.S.D.E.C. "WETLANDS ACT" AND THE 100' BUFFER ZONES THAT WOULD BE REQUIRED BY THE SAME ALONG THE BOUNDS OF PARCEL LW-22.

SITE # ZONING INFORMATION

OWNER/APPLICANT: AJM at SWAN LAKE ESTATES, LLC
11 WENDOVER DRIVE
MUNTINGTON, N.Y. 11743

TAX PARCEL NO. : 44-1-1	56.67 ACRES
44-1-8	25.95 ACRES
44-1-2	352.96 ACRES
44-1-73	0.94 ACRES
TOTAL:	467.52 ACRES

RD - RURAL DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

ITEM	MINIMUM REQUIRED	PROPOSED
LOT AREA:	60,000 SF	130,680 SF
LOT WIDTH (MIN):	200 FT.	51 FT.
LOT DEPTH (MIN):	200 FT.	200 FT.
FRONT YARD:	50 FT.	53 FT.
REAR YARD:	25 FT.	68 FT.
ONE SIDE YARD :	25 FT.	41 FT.
LOT COVERAGE (MAX) :	15%	6%
BUILDING HEIGHT (MAX):	35 FT.	35 FT.

COURSE DESCRIPTIONS

LOT #	A	B	C	D	E	F	G	H	I	J	K	L	M	N	LOT SIZE
1	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	0.13 AC
2	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	6.14 AC
3	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	5.02 AC
4	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	5.04 AC
5	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	6.04 AC
6	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	7.86 AC
7	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	7.26 AC
8	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	5.53 AC
9	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	3.27 AC
10	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	3.80 AC
11	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	3.80 AC
12	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	3.80 AC
13	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	3.01 AC
14	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	365.66 AC
15	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	5.01 AC
16	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	5.01 AC
17	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	5.01 AC
18	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	5.21 AC
19	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	5.01 AC
20	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	5.01 AC
21	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	141° 15' 00" W 100.00'	5.01 AC

SWAN LAKE
PARCEL D
-SEE NOTE 4.

I HEREBY CERTIFY THIS MAP TO REPRESENT A TRUE AND ACCURATE FIELD SURVEY PERFORMED BY ME IN APRIL 2004 AND THAT THIS SUBDIVISION PLAN WAS PREPARED UNDER MY SUPERVISION ON APRIL 2, 2004. THIS CERTIFICATION IS FOR RECORD PURPOSES ONLY.

ROBERT T. LOUNSBURY
LICENSED PROFESSIONAL SURVEYOR
L.C. # 48210

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED ENGINEER'S SEAL IS A VIOLATION OF SECTION 7000, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES FROM THE ORIGINAL OF THIS PLAN NOT BEARING AN ORIGINAL SEAL OF THE ENGINEER OR AN INKED SEAL OR BE EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

TOWN OF LIBERTY PLANNING BOARD APPROVAL

APPROVAL IS GRANTED FOR RECORDING PURPOSES ONLY IN ACCORDANCE WITH SECTION 72-1.3 OF THE TOWN OF LIBERTY SUBDIVISION LAW.

[Handwritten Signature]
5-8-05

REVISIONS: 1/28/04 - REVISED TO CORRECT ERRORS IN THE PLAN. 4/15/04 - REVISED TO CORRECT ERRORS IN THE PLAN. 4/15/04 - REVISED TO CORRECT ERRORS IN THE PLAN. 4/15/04 - REVISED TO CORRECT ERRORS IN THE PLAN. 4/15/04 - REVISED TO CORRECT ERRORS IN THE PLAN.

Wasson Engineering



21 LOT SUBDIVISION PLAN-KELLY BRIDGE
A.J.M. AT SWAN LAKE ESTATES
KELLY BRIDGE ROAD
TOWN OF LIBERTY
SULLIVAN COUNTY, NEW YORK

Date: 05/24/04 Scale: 1" = 200' Drawn: EP Checked: DWM Plot No: 104-020

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