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: <u>https://youtu.be/Y7mOxeP_7nQ</u>

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

SALES - LEASING - APPRAISALS

NYS Real Estate Associate TOP 11% in USA Cell: 917-806-7040 -mail: Victor@VictorWeinberger.com 30+ Years Experience Over 1,200 Transactions closed Available 24 hours - 385 Days a Year 718-429-4400 (office) 917-8314774 (6Fax) 450 acres of peace, health, joy, tranquility and happiness is yours at Swan Lake Estates.



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
<u>44-1-7.3</u>	0.94 ACRES
TOTAL	467.92 ACRES

RD – RURAL DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

		MINIMUM
ITEM	REQUIRED	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

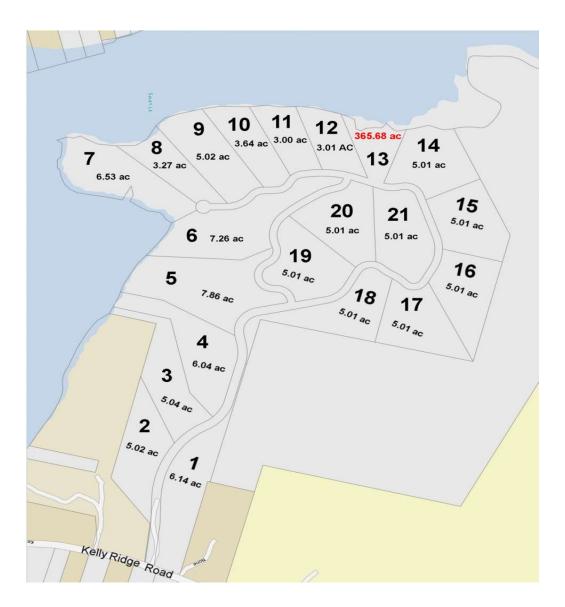














LOT SUBDIVISION AND SIZE OF EACH LOT

LOT #	LOT SIZE:
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

 SALES - LEASING - APPRAISALS

 VICTOR D. WEINBERGER

 NYS Real Estate Associate TOP 1% In USA

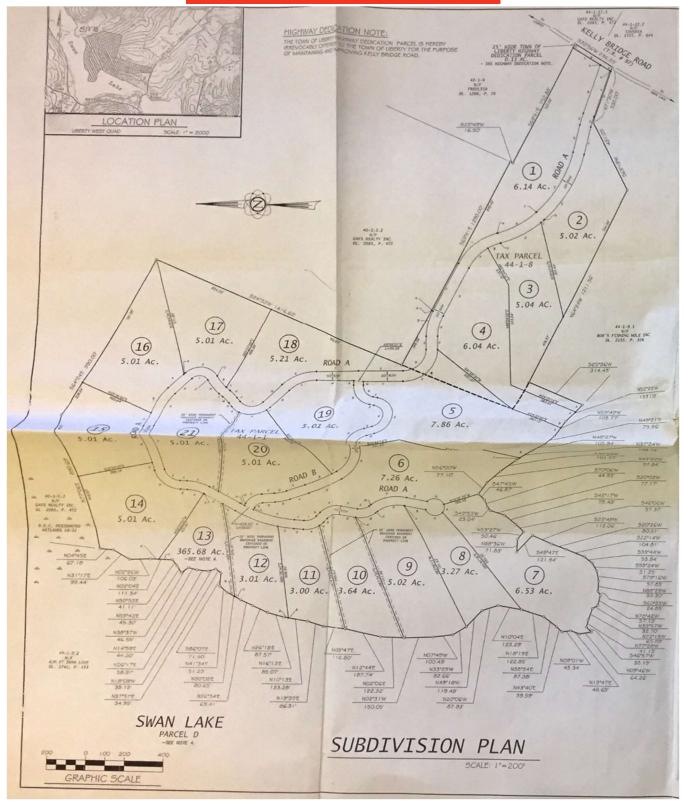
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 30+ Years Experience

 Over 1,200 Transactions closed

 Available 24 hours - 365 Days a Year 718-429-4400 (office) 917-831-4774 (eFax)



	NOTES: 1. LOT GEO AS FREP	METRY FOR	R TAX PARCE	1. 44-1-1 TA UNSBURY, P	KEN FROM /	MAP ENTIT	LED "SURVE	T MAP OF L	ANDS OF AM	A AT SWAN LAN		SITE #	ZONI	NG INF	ORM/	ATION
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HEREBY CERTIFY THIS MAP TO REPRESENT A TRUE ND ACQURATE BELD SURVEY PERFORMED BY ME I APRIL 2004 AND DEAT THIS SUBOVISION AT WASCONFECTED SUBCING SUPERVISION

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