

# \$199,900 - 208 Church Ave, Germantown

MLS® #145289

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## \$199,900

Bedroom, Bathroom, 110,207 sqft  
Land on 3 Acres

N/A, Germantown, NY

It will be hard to find a more straightforward path to breaking ground on new construction. This parcel is Board of Health Approved for a 4-bedroom residence, the home siting is above the road, sets up beautifully for drainage away from your future home and has a County approved driveway cut on Church Ave.. The parcel shape is rectangular, running deep off of the road and there is an agricultural entrance to the property off of Round Top Rd.. The pastoral setting requires minimal site work in preparation to break ground. Power and fiber-optic cable are already on property and usable until formal connections are made to a future residence. With wide-open space, big sky, fertile soils, rolling contours and a surrounding landscape dotted with beautiful old farmsteads, this is possibly the finest building lot currently on the market. Seasonal views of the Catskill Mountains, Round Top Mountain and ever-changing sunsets make this site even more special. The location is near perfect ... a special rural feel, yet close enough to walk / bike down Church Ave to town. Grab a coffee, your favorite sandwich and the paper at Otto's Market and then explore all that quaint downtown Germantown has to offer. Easy access to Rhinebeck, Red Hook, Tivoli and Hudson. Wonderful farm-to-table options from restaurants to farmer's markets to pick-your-own are all within easy reach! Currently part of a larger equestrian operation, the run-in sheds and related infrastructure on property can be



removed, in part or in the entirety, prior to sale.  
Come preview this gem today and see for  
yourself why this is such a rare find.

**Essential Information**

MLS® #	145289
Price	\$199,900
Square Footage	110,207
Acres	2.53
Type	Land
Sub-Type	Land
Status	Sold
MLS	cgndmls_sold

**Community Information**

Address	208 Church Ave
Area	Germantown
Subdivision	N/A
City	Germantown
County	Columbia
State	NY
Zip Code	12526-5720

**Amenities**

View	Catskills, Country, Farmland
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**School Information**

District	Germantown
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**Additional Information**

Date Listed	March 6th, 2023
Days on Market	270
Zoning	AR - 312 - Vac w/imprv
HOA Fees	0.00