

11 Brook Trail E. Wurtsboro Hills, Sullivan County, NY

½+ Buildable Acre of Land

This buildable ½+ acre of land is one hour and 10-minute drive from New York City, located at the south part of the beautiful Hudson Valley NY and 15th to 35 minutes' drive from at least Eight, year-round tourist and vacationing hot spots.

Due to the proximity to NYC and the year-round vacation Attraction locations Wurtsboro Hills is a perfect spot for Flexible investment,

The property is bordered by two country roads (in the North & South), So, you have two fronts! This allows you to build your main home on the north side of the property and a two-car garage with an apartment on the second floor of the garage on the South side of the property.

This will give you several options of use personal uses & Income;

A. Keep the main house for year around personal use and Airbnb the apartment,

B. Airbnb the house and the apartment year around,

C. Airbnb the house and keep the apartment for personal use.

D. Long-term Lease the house, the apartment or both.

The property is 0.597 acres and has two village roads front, 180' long on the northern side, and 80 feet long on the southern end.

The proposed house location is cleaned up, and a new driveway has been placed.

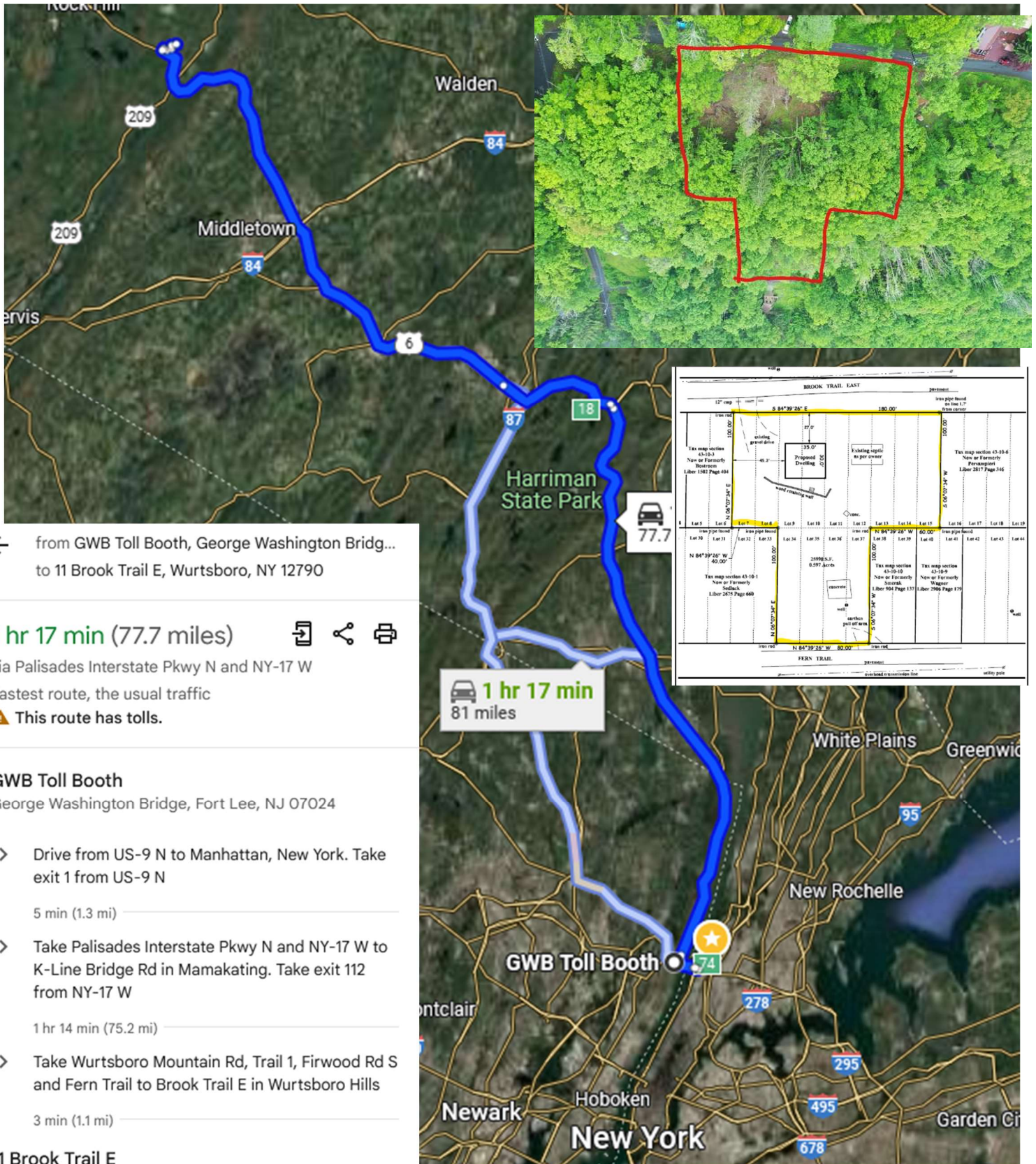
The property has installed private electric power pole and connected by Orange Rockland Power ready to connect a new home.

The property Freshwater Well installed on site

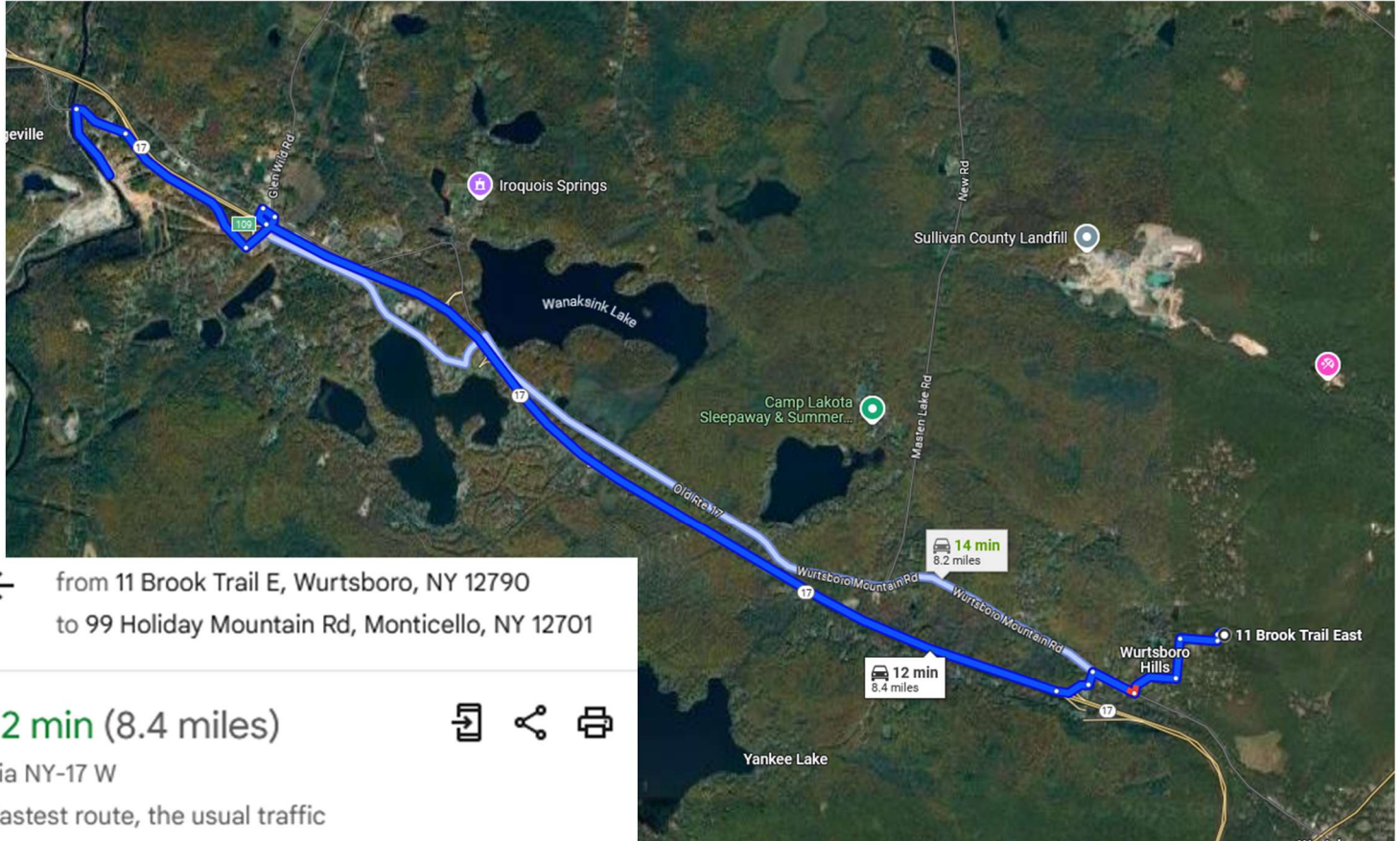
There is a, and a 16' x 24' concrete slab from the old garage.

New York City to:

11 Brook Trail E. Wurtsboro



11 Brook Trail E. Wurtsboro to: *Holiday Mountain Ski and Fun Resort*



11 Brook Trail E

Wurtsboro, NY 12790

- Get on NY-17 W from Fern Trail, Firwood Rd S, Trail 1 and Wurtsboro Mountain Rd

4 min (1.3 mi)

- Follow NY-17 W to Rock Hill. Take exit 109 from NY-17 W

5 min (5.1 mi)

- Take Holiday Mountain Trail to Holiday Mountain Rd in Bridgeville

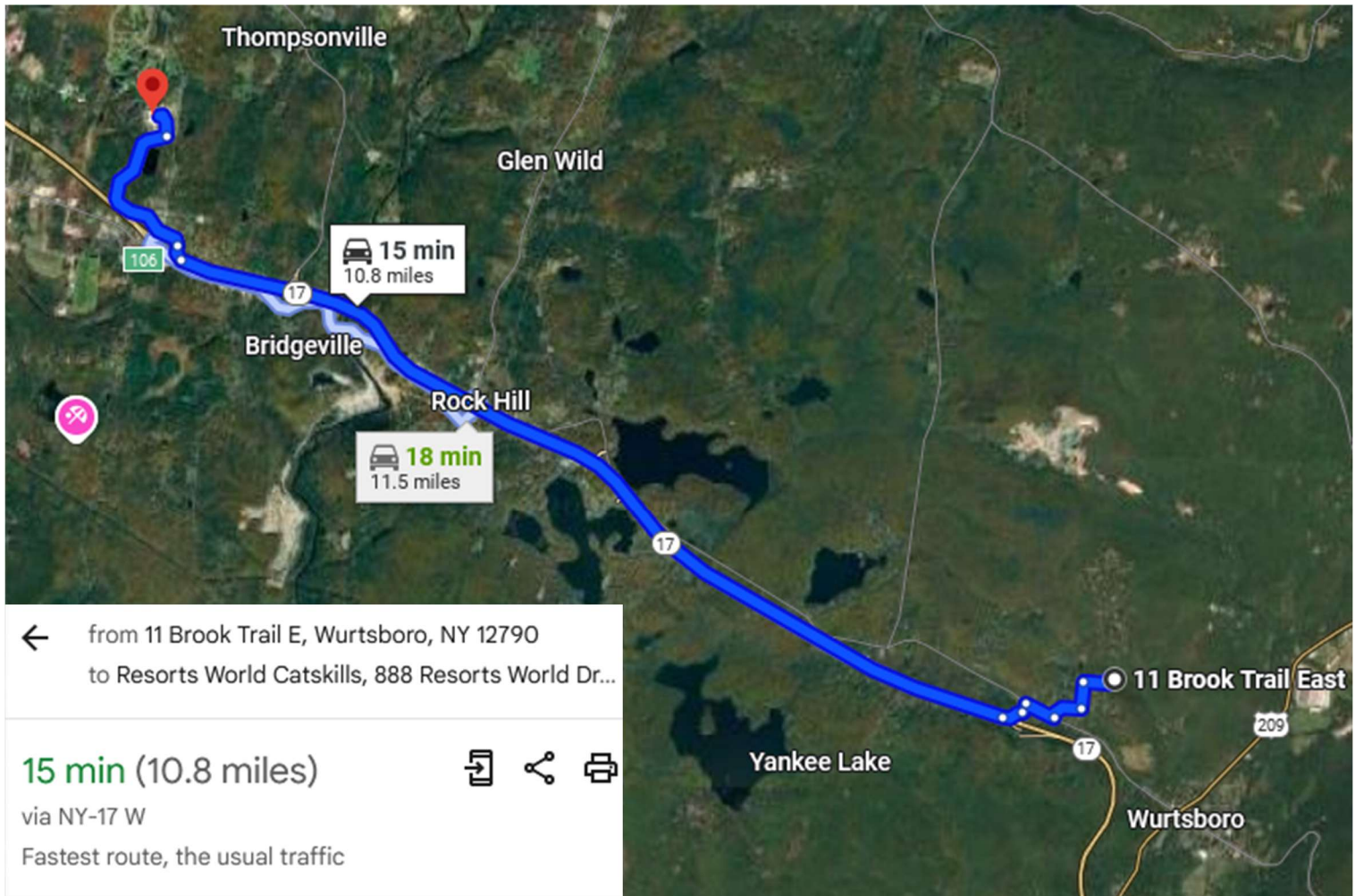
4 min (1.9 mi)

99 Holiday Mountain Rd

Monticello, NY 12701



11 Brook Trail E. Wurtsboro to:
Catskills Resorts World & Casino



11 Brook Trail E

Wurtsboro, NY 12790

- > Get on NY-17 W from Fern Trail, Firwood Rd S, Trail 1 and Wurtsboro Mountain Rd
4 min (1.3 mi)
- > Follow NY-17 W to Resorts World Dr in Thompson. Take exit 106 from NY-17 W
7 min (7.9 mi)
- > Continue on Resorts World Dr to your destination
4 min (1.6 mi)

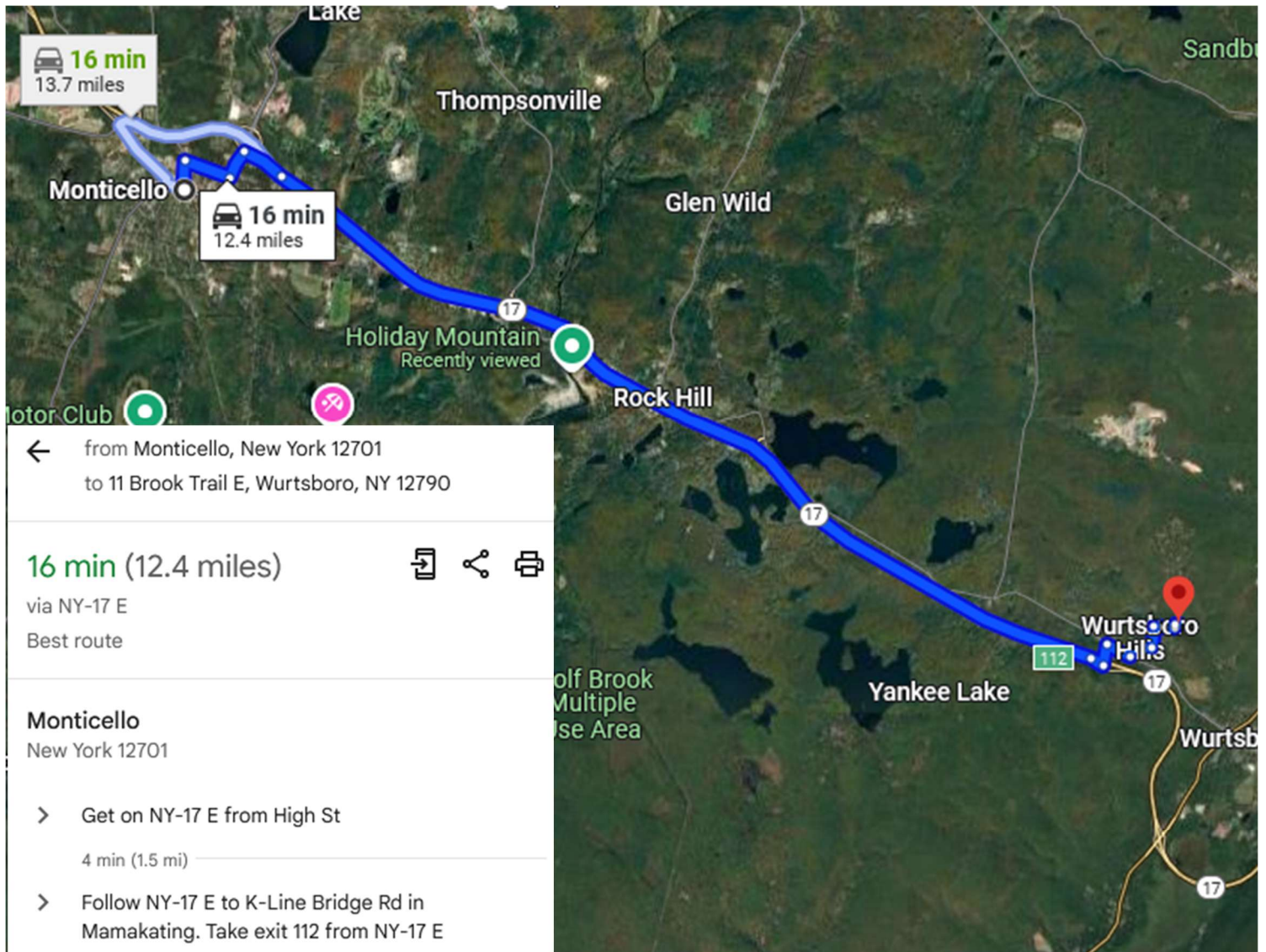
Resorts World Catskills

888 Resorts World Dr, Monticello, NY 12701



11 Brook Trail E. Wurtsboro to:

[Monticello, New York](#)

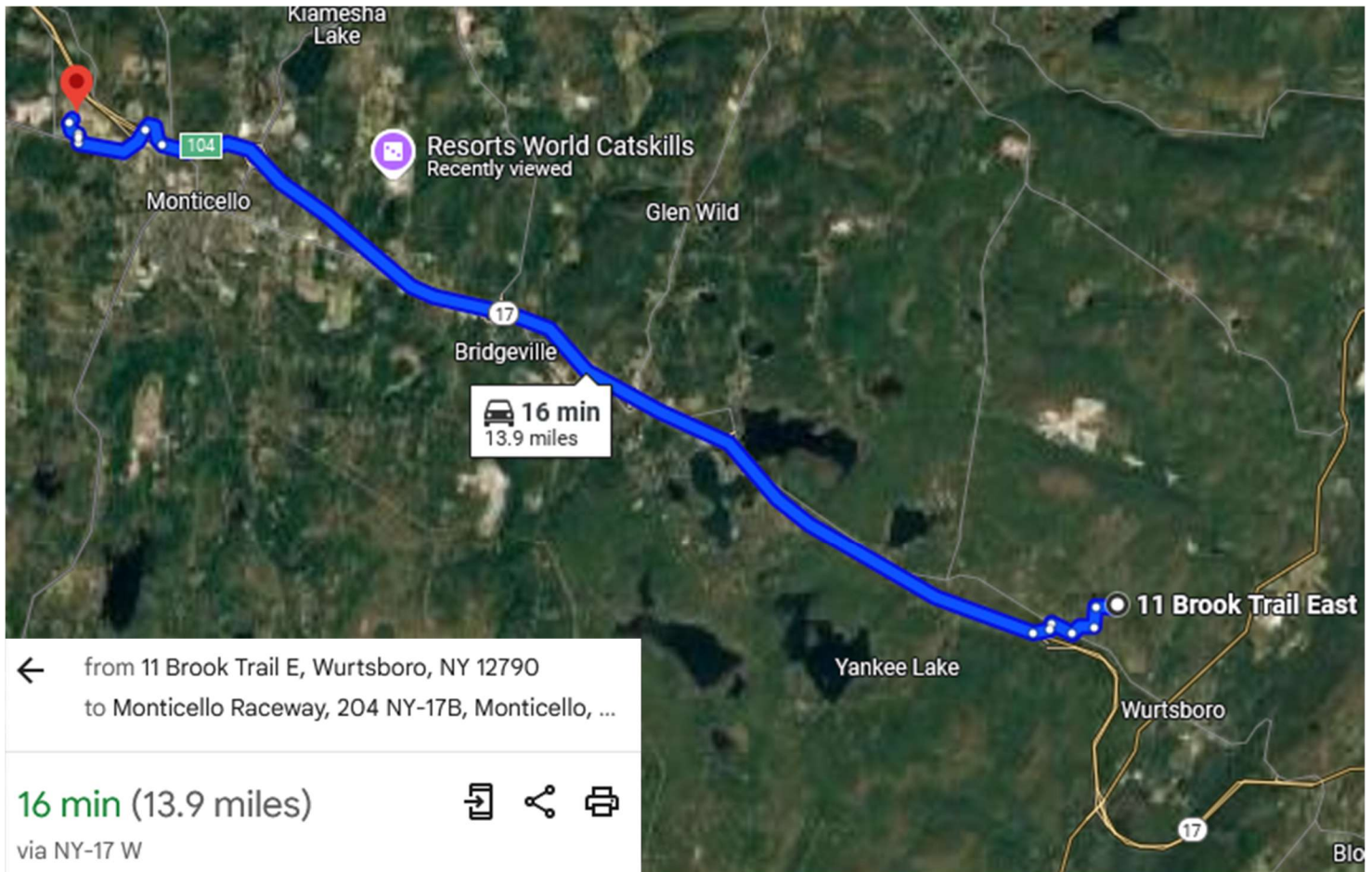


11 Brook Trail E
Wurtsboro, NY 12790



11 Brook Trail E. Wurtsboro to:

[Monticello Raceway](#)



11 Brook Trail E Wurtsboro, NY 12790

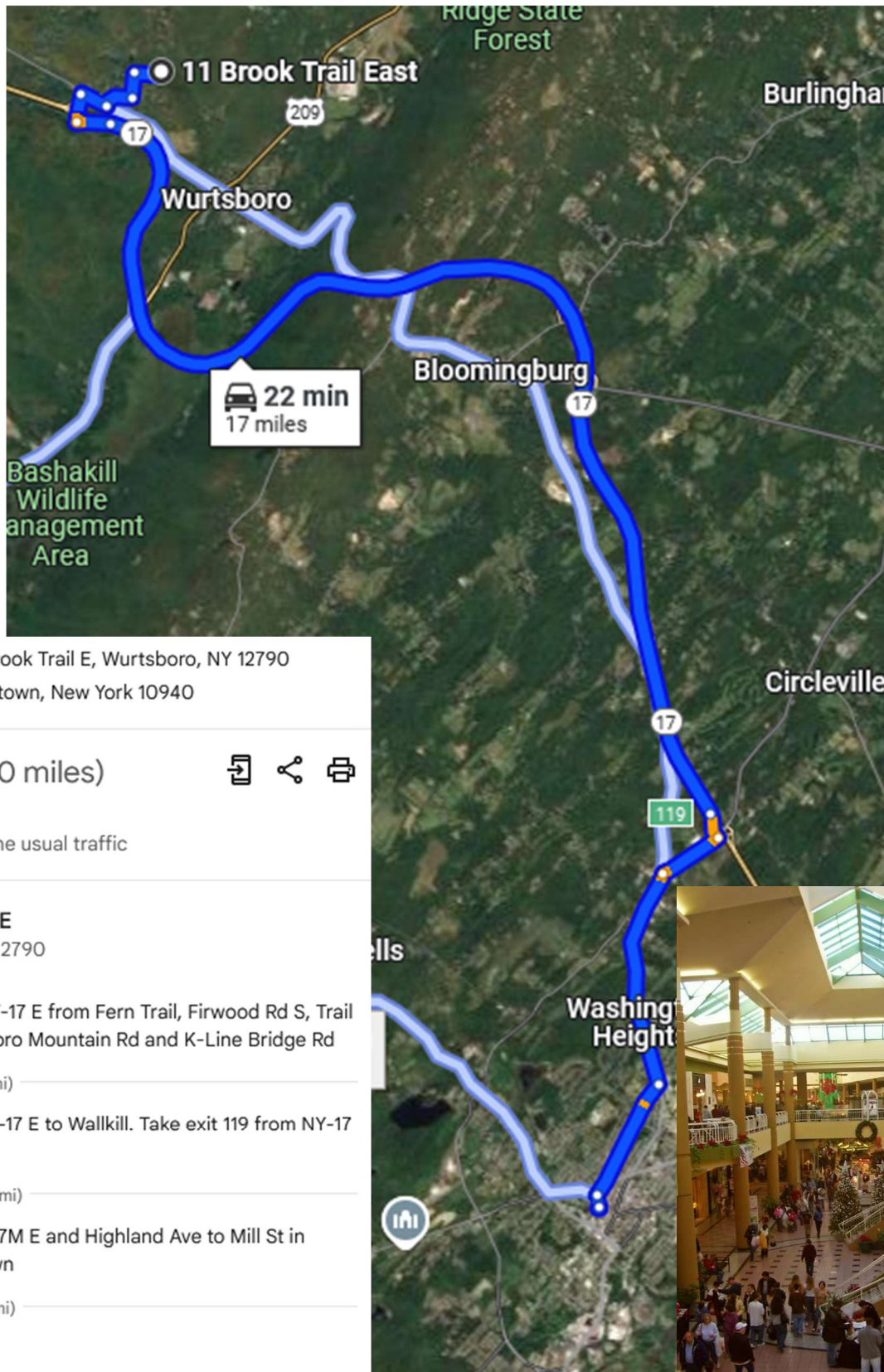
- > Get on NY-17 W from
Trail 1 and Wurtsboro
4 min (1.3 mi)
- > Follow NY-17 W to
exit 104 from NY-17
11 min (11.4 mi)
- > Continue on NY-17
Monticello
2 min (1.2 mi)

Monticello Raceway
204 NY-17B, Monticello, NY



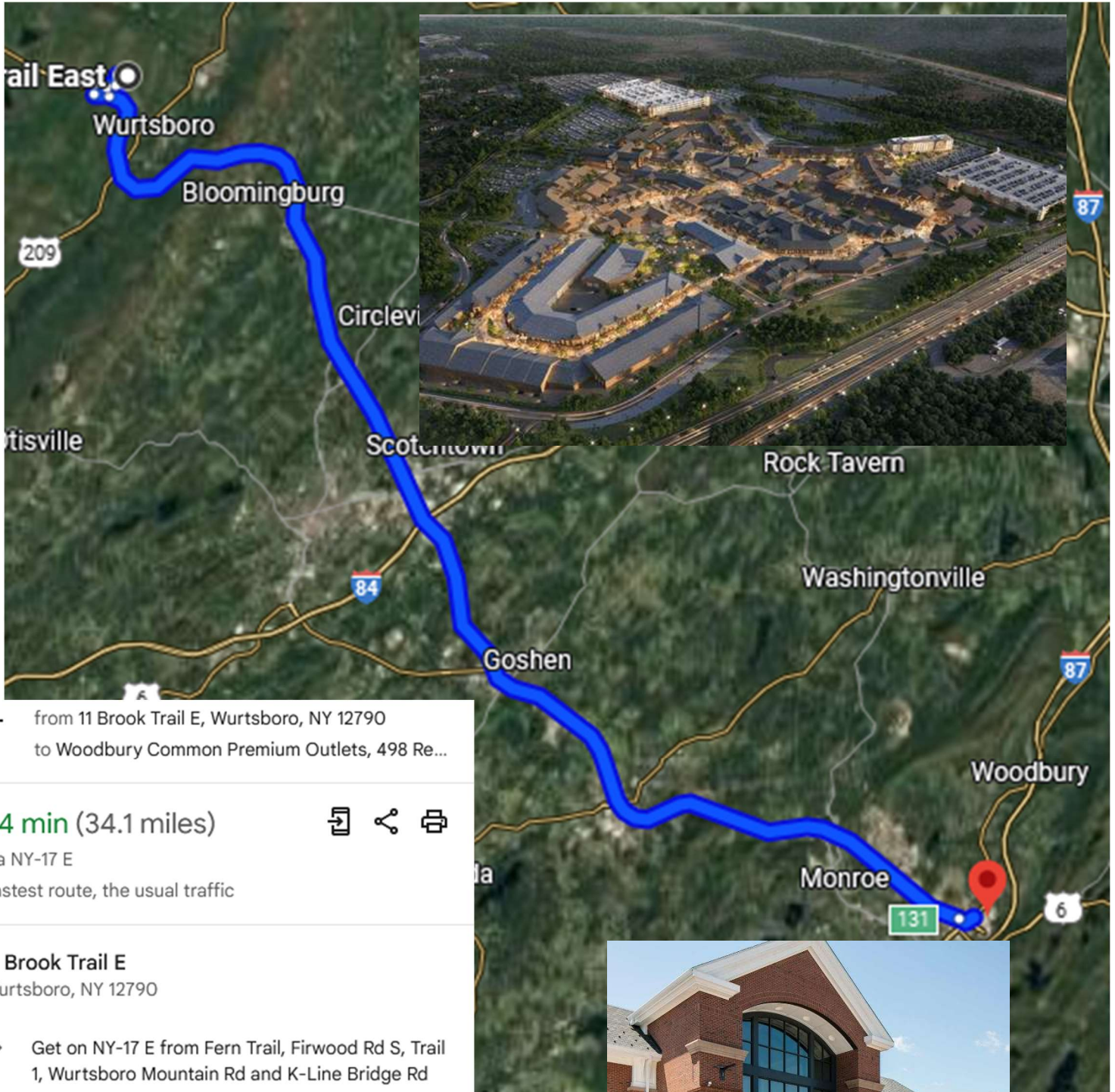
11 Brook Trail E. Wurtsboro to:

Middletown NY (Sopping)



11 Brook Trail E. Wurtsboro to:

Woodbury Common Premium Outlets (Sopping)



← from 11 Brook Trail E, Wurtsboro, NY 12790
to Woodbury Common Premium Outlets, 498 Red Apple Ct, Woodbury, NY 10917

34 min (34.1 miles)

via NY-17 E

Fastest route, the usual traffic

11 Brook Trail E

Wurtsboro, NY 12790

- Get on NY-17 E from Fern Trail, Firwood Rd S, Trail 1, Wurtsboro Mountain Rd and K-Line Bridge Rd

4 min (1.6 mi)

- Follow NY-17 E to NY-32 N in Woodbury

31 min (32.5 mi)

Woodbury Common Premium Outlets

498 Red Apple Ct, Central Valley, NY 10917