



HOULIHAN LAWRENCE
COMMERCIAL

Kirk Lake Estate Parcel

47 Tyler Court, Mahopac, NY 10541

9.41 ACRES OF LAKEFRONT LAND FOR SALE

Exclusively Represented By:

Kenneth Lefkowitz

RE Salesperson

914 420 5550

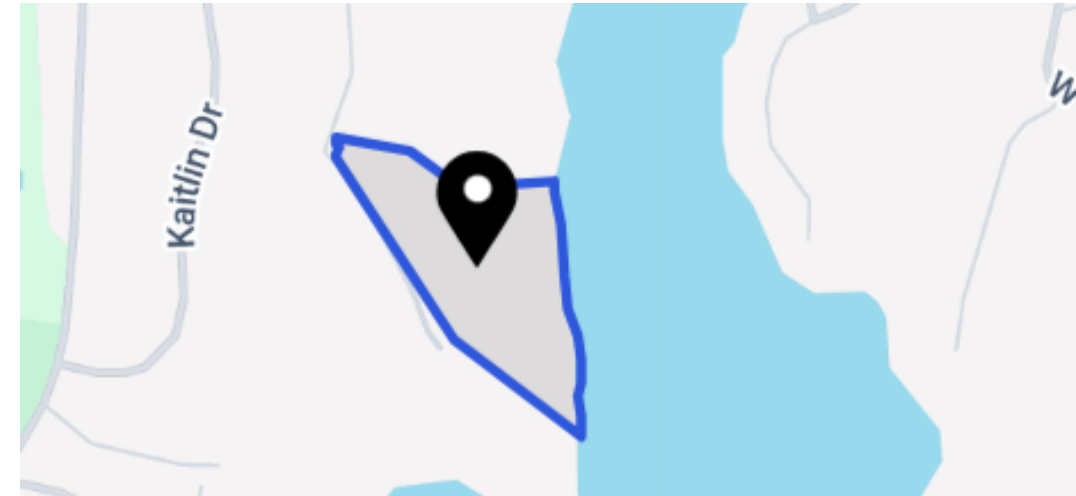
klefkowitz@houlihanlawrence.com

OFFERING MEMORANDUM



Executive Summary

FOR SALE



Offering Summary

Price	\$895,000
Tax Map	64.15 1 65
Lot Size	9.41 Acres
Kirk Lake	Approximately 900 Feet
Frontage Dock	Yes (existing)
Lake	Kirk Lake (private motorboating; no public launch or marinas)
Zoning	LDR, Town of Carmel
Septic	Prior BOH approval

Property Overview

A once in a generation lakefront offering in one of Mahopac's most prestigious communities. This extraordinary 9.41 acre builder site delivers approximately 900 feet of private frontage on Kirk Lake, a quiet motorboating lake with no public launch or marinas, ensuring an exclusive, serene waterfront experience. An existing private dock is in place and transfers with the property.

Situated at the end of a cul-de-sac within the coveted Lakeview at Hill Farm subdivision, the parcel offers total privacy and seclusion while remaining just minutes from shopping, dining, the Taconic State Parkway, and Metro North commuter rail at Croton Falls. New York City is approximately 50 miles south. Directly across from the renowned Putnam National Golf Club, this is a setting that simply cannot be replicated.

The site has prior Putnam County Board of Health approval for a septic system (originally issued April 2001, renewed April 2003). Renewal with the Town is expected to be straightforward, removing one of the most time consuming hurdles in the development process. The parcel is zoned LDR (Low Density Residential) in the Town of Carmel and is ideally suited for a single custom estate home of 4,000 to 6,000+ square feet, consistent with the surrounding homes in Lakeview at Hill Farm, where residences are valued from \$920,000 to over \$2,000,000.

Kirk Lake is protected by NYC watershed regulations, which permanently restrict new lakefront development on the lake. Combined with the near impossibility of obtaining new dock permits, this property represents a truly irreplaceable asset. Homes in this immediate neighborhood feature 3,500 to 6,000+ square feet, cathedral ceilings, gourmet kitchens, and lake oriented living spaces on lots ranging from 1 to 12+ acres.

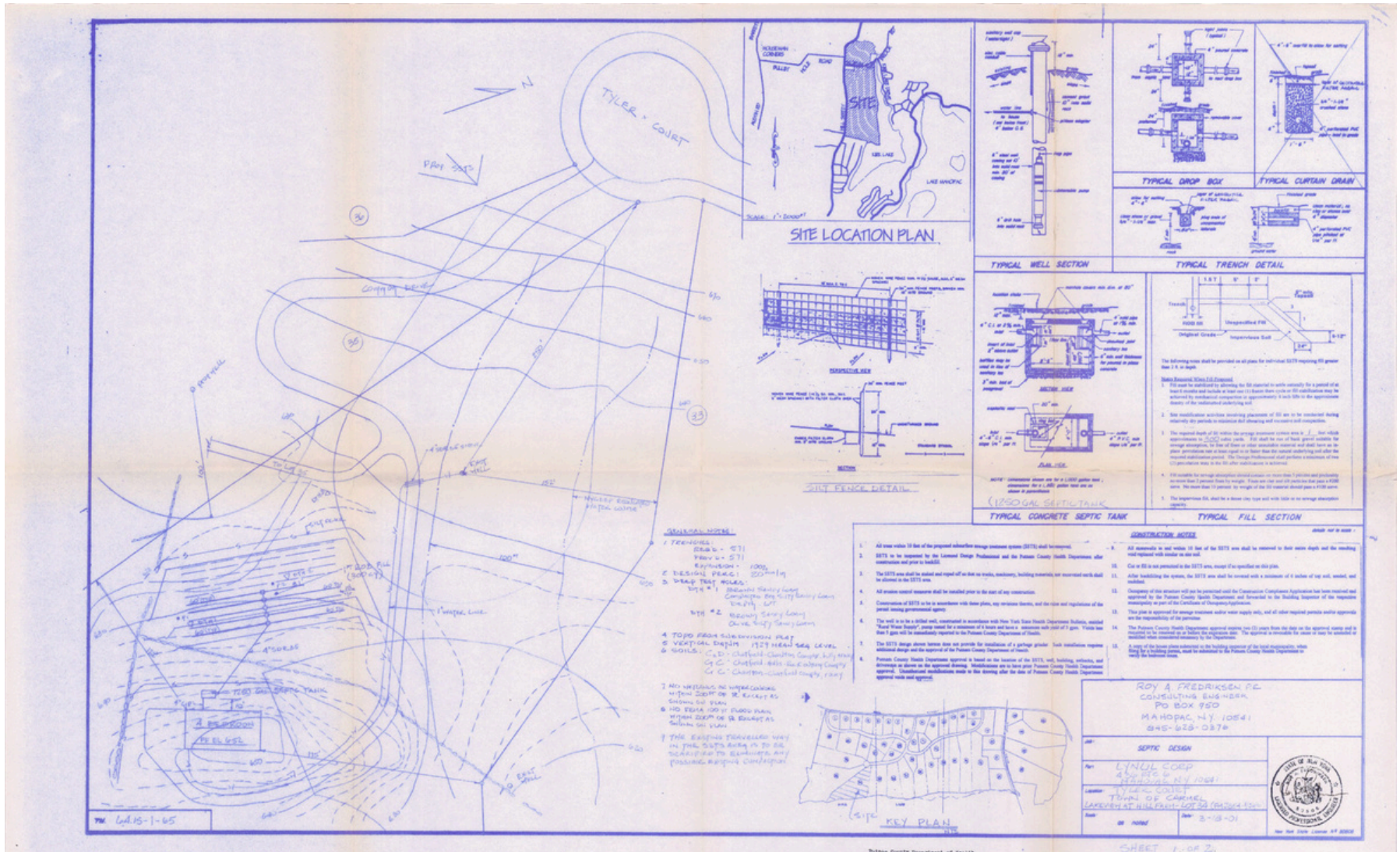


Houlihan Lawrence Commercial

800 Westchester Ave. Ste. N517
Rye Brook, NY 10573
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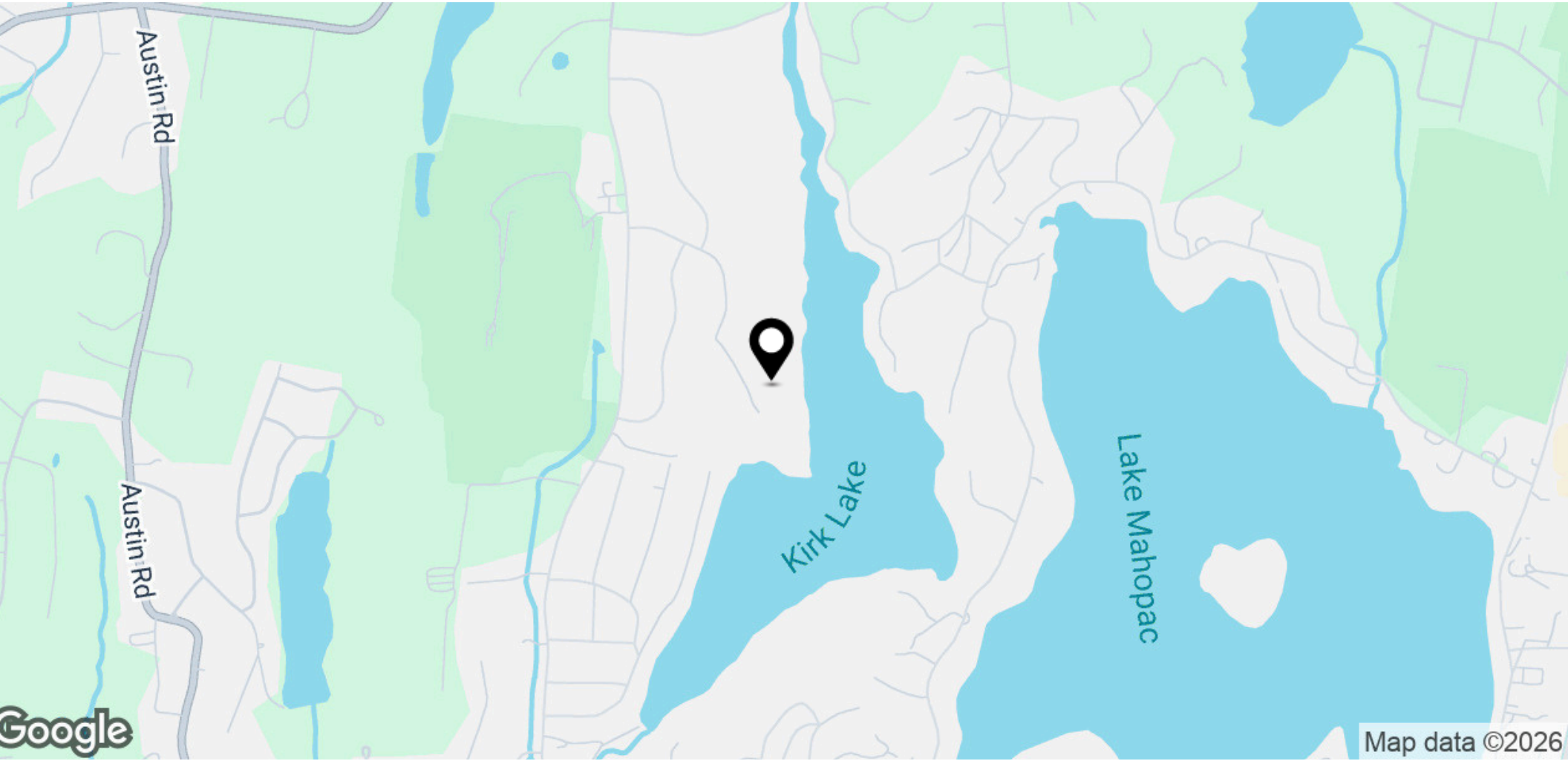


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Regional Map

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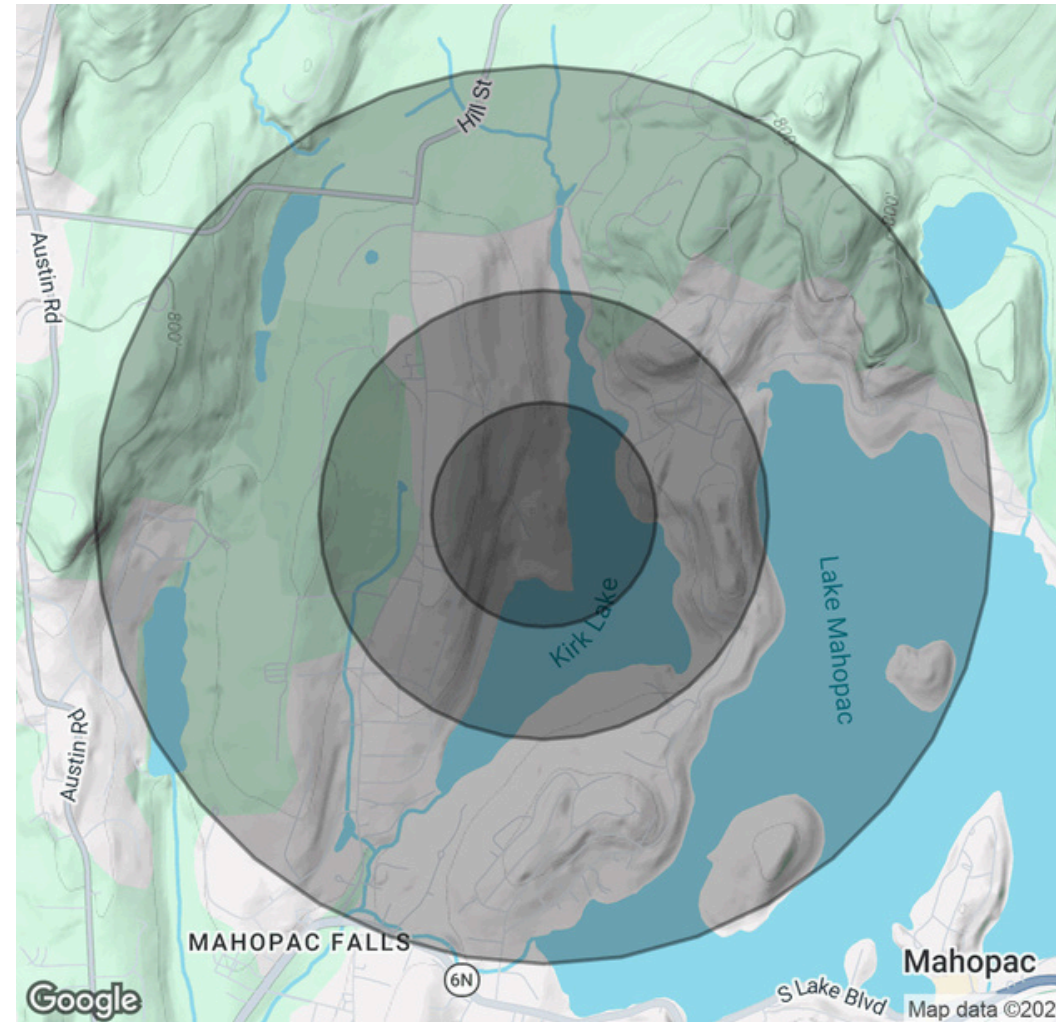
Demographics Map & Report

FOR SALE

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	128	504	2,246
Average Age	54.8	52.4	43.4
Average Age (Male)	54.6	51.7	42.4
Average Age (Female)	58.3	55.7	47

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	47	182	791
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$241,801	\$224,275	\$172,485
Average House Value	\$613,531	\$586,549	\$533,592

2023 American Community Survey ACS



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