

VIEW TOWARD TWIN & INDIAN HEAD MOUNTAINS

Sixty-three Catskills acres. *Indian Head Wilderness behind.*

Sixty-three acres adjoining the Catskill Forest Preserve, minutes from the lifts in the Hunter-Tannersville corridor.

9

ADJOINING
LOTS

63

TOTAL
ACRES



PERC
TESTED



BOUNDARY
SURVEYED



POWER ON
PRIVATE ROAD

15_{min}

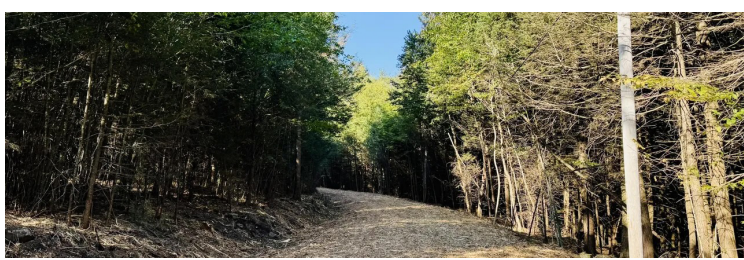
TO HUNTER
MOUNTAIN

\$1,200,000

FOR BROKERS
Co-broker commission
available

Off Platte Clove Road, on a private cul-de-sac, nine adjacent parcels back up to Catskill Forest Preserve — 11,000 acres of permanently protected wilderness. Full boundary survey on file. Perc tests on file. Preliminary septic and homesite plans. Power along the road.

The Hunter-Tannersville corridor sees year-round demand across skiing, hiking, and hunting seasons. Assemblages of this scale, with infrastructure already in place, surface rarely in the Catskills.



PRIVATE GRADED CUL-DE-SAC · UTILITY SERVICE ON POLES

LOCAL DISTANCE

Pecoy Notch Trailhead	¾ mile
Tannersville village	~10 min
Hunter Mountain Ski Resort	~15 min
Kaaterskill Falls	~15 min
North-South Lake	~15 min
Windham Mountain Resort	~25 min
Hudson (Amtrak)	~45 min
Woodstock	~50 min

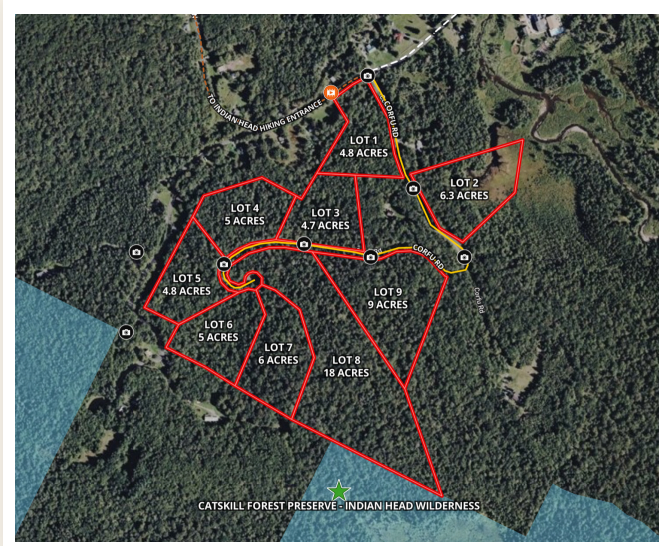
Backing onto Catskill Forest Preserve.

~800 ft of the rear boundary adjoins Indian Head Wilderness — direct hiking, hunting, fishing, and cross-country skiing access.

DRIVE FROM Manhattan ~2½ hr Hartford ~2½ hr Philadelphia ~3 hr Boston ~3½ hr

THE SUBDIVISION

Lot inventory & property detail



9-LOT SUBDIVISION · ~63 ACRES · CORFU ROAD, ELKA PARK

LOT	ACRES	NOTABLE
1	4.8	Corner — Corfu & Dale Ln frontage
2	6.3	Wetland features
3	4.7	Interior wooded
4	5.0	Interior wooded
5	4.8	Cul-de-sac frontage
6	5.0	Cul-de-sac frontage
7	6.0	Southern exposure
8	18.0	Borders preserve ~800 ft
9	9.0	Largest road-frontage lot

Full assemblage **~63.6 acres**

Acres approximate. Full boundary survey on file. Lot 8 directly abuts the 11,000-acre Indian Head Wilderness.

POSSIBLE USES

Estate compound

Adjacent lots for a multi-home family retreat with end-of-road quiet and an 11,000-acre protected wilderness backdrop. Distinct homesites under single ownership.

Subdivision package

Nine lots already subdivided, surveyed, and perc-tested. Preliminary septic and homesite plans on file. Subdivision-ready package.

Multi-cabin operation

Hunter Mountain in fifteen minutes; preserve access at the rear boundary. Configure as a rental portfolio, sporting club, or members' lodge.

Four-season retreat

A private four-season estate with hunting, fishing, hiking, and cross-country skiing accessible from the property. Hunter Mountain in fifteen minutes for downhill season.

What's in place.

- Full boundary survey on file
- Power along private road
- School: Hunter-Tannersville
- Perc tests on file
- Private cul-de-sac · low traffic
- Adjacent: Indian Head Wilderness
- Preliminary septic & homesite plans
- Zoning: Rural Residential
- Town of Hunter, Greene County

LISTING AGENT

Phil Uhrick

Win Morrison Realty · Catskill

TEL 518.528.6186

EMAIL elitemountainrealestate@gmail.com

PROPERTY RESOURCES



AERIAL VIDEO



INTERACTIVE MAP



DRIVING DIRECTIONS