

## Public Detail with Addl Pics Report

Listings as of 10/31/15 at 4:20pm

**Active 09/15/15**      **Listing # 105535**      **Snyder Pond Road Copake, NY 12516**      [Map](#)      **Listing Price: \$199,000**  
**County: Columbia**



<b>Property Type</b>	Land	
<b>Area</b>	Copake	
<b>Tax Map ID</b>	175.000-0001-078.0000000	<b>Lot Sq Ft (approx)</b> 1598652
		<b>Lot Acres (approx)</b> 36.7000
<b>DOM</b>	46	





**School District** Taconic Hills

**Directions** From the crossroads in Hillsdale take Route 22 south to a right onto Rt. 7A to a right onto Route 7 then right onto Snyder Pond Road. See R.O.W. into property on the right. Private roadway into property. Do not access without listing agent.

**Marketing Remark** Hidden away in a quiet woodland setting is this beautiful thirty-six acre surveyed parcel with over five hundred feet of frontage on the back side of Snyder Pond. The property owns its frontage on Snyder Pond Road and has a well-built 3,000 foot driveway already in place. The thirty six acres are a nature lover's paradise consisting of mature woodlands, designated wetlands and gorgeous Snyder Pond. The land is predominantly flat and offers a magnificent building site that overlooks the full length of Snyder Pond. Opportunities like this don't come on the market often. Come see this unspoiled paradise for yourself.

<b>Ag District</b>	Yes	<b>Flood Zone</b>	Unknown
<b>Lot Size</b>	36.7 Acres	<b>Topography</b>	Level
<b>% Wooded</b>	%95.00	<b>% Cleared</b>	%5.00
<b>Survey</b>	Yes	<b>Zoning</b>	res/agr
<b>Paved Street</b>	No	<b>Stream/Pond</b>	Yes (Snyder Pond)
<b>Views</b>	Lake, Pond, Wooded	<b>Waterfront</b>	Yes
<b>Water Rights</b>	Yes	<b>Secluded</b>	Yes
<b>Road Frontage</b>	1500 - need R.O.W. due to wetlands	<b>BOHA</b>	No
<b>Buildings</b>	none	<b>Land Description</b>	Pretty woodland, and frontage on pond
<b>Drive</b>	No	<b>HOA</b>	No
<b>Land Perc</b>	no	<b>School Tax</b>	\$3521.33
<b>Town Tax</b>	\$2875.00	<b>Assessment</b>	\$243300
<b>Assessors FulMrktVal</b>	\$295088.00	<b>Tax Exemptions</b>	No
<b>Water</b>	None	<b>Sewer</b>	None
<b>Electric</b>	On Road		

**Presented By:**



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 U.S. Patent 6,910,045

