

# 85 acres residential 54 Ivy Lane

54 Ivy Lane, Hopewell Junction, NY 12533



Presented by  
McGrath Realty Inc



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## Property Details

Heavily wooded parcel, excellent for private residence, subdivision, or hunting

**Price: \$858,100**

View the full listing here: <http://www.crelisting.net/Ej63tg16A/?StepID=107>

Price:	\$858,100
Property Type:	Land
Property Sub-type:	Residential (land)
Property Use Type:	Vacant/Owner-User
Features:	Electricity/Power, Telephone, Cable, Gas/Propane

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## Listing Lot

Lot 78

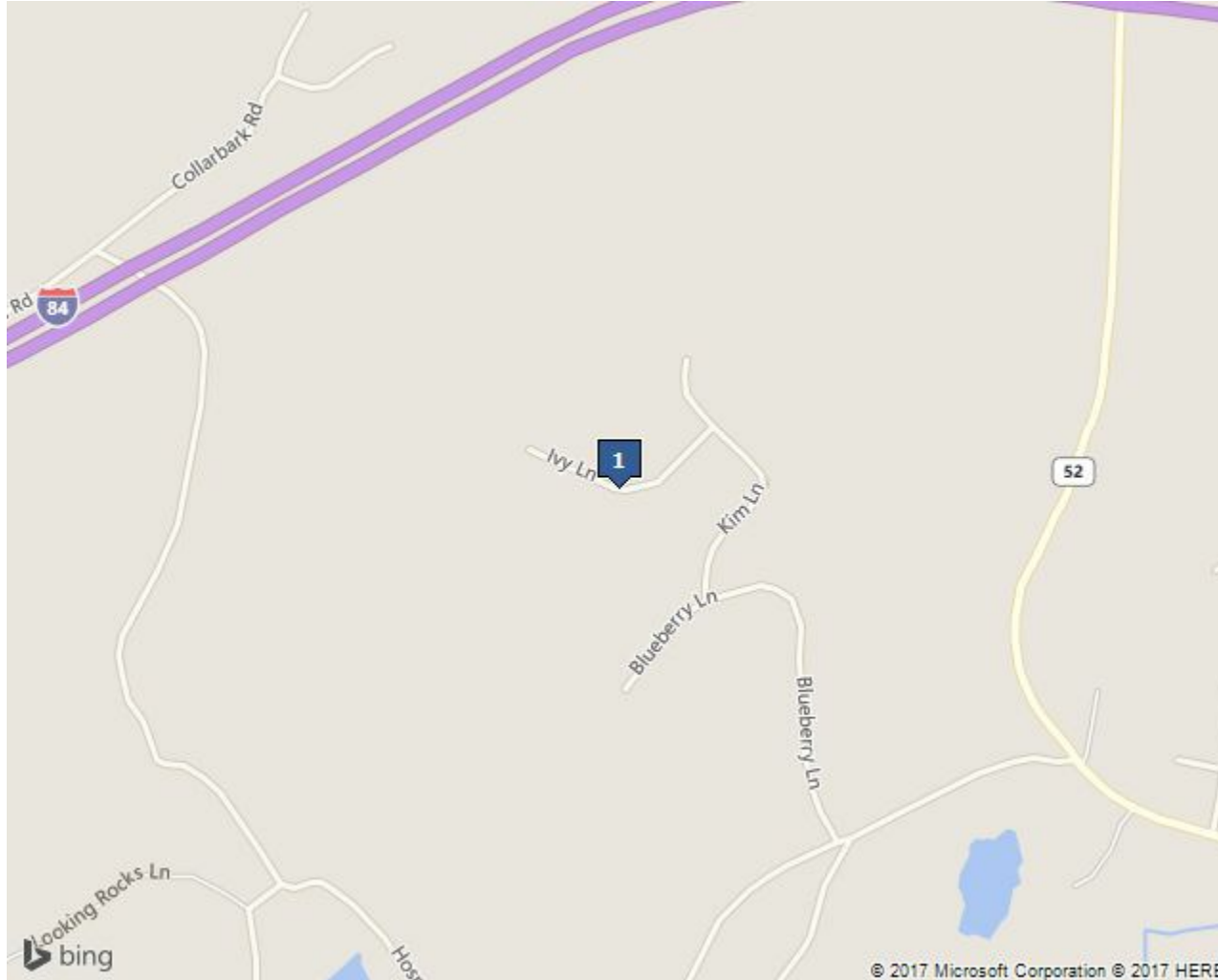
Price: \$858,100  
Lot Size: 85.81 AC  
Price/AC: \$10,000  
Lot Type: Residential (land)

85 acres of rolling wooded acres, residential two acre zoning

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## Location



## Location Description

Easy access to the Taconic parkway and I 84

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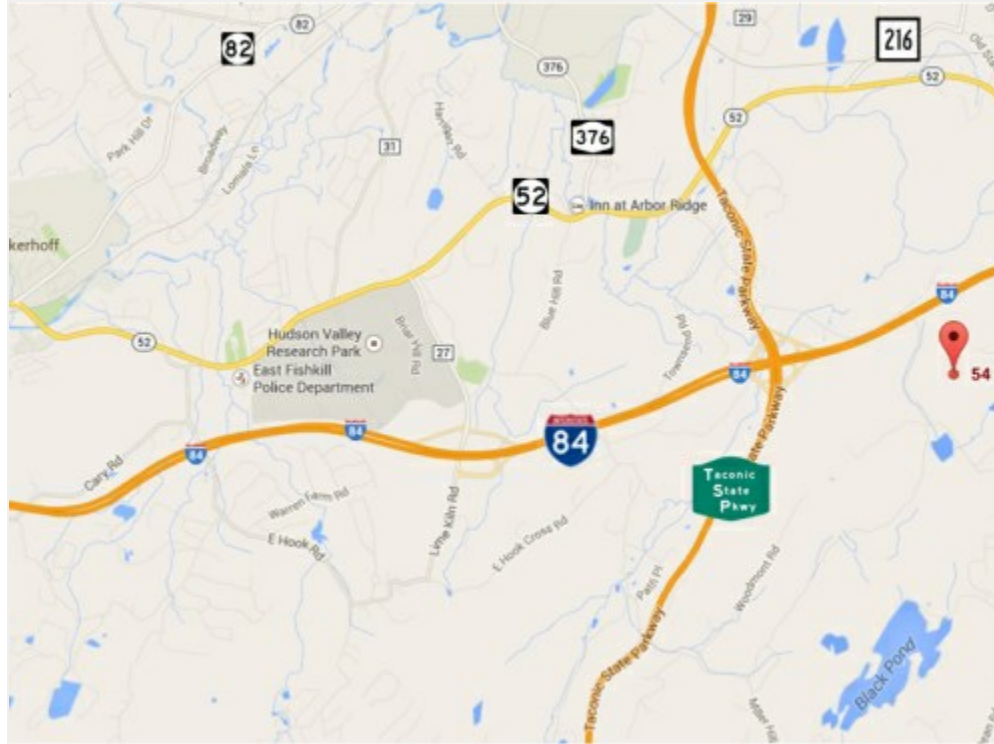
## Property Photos



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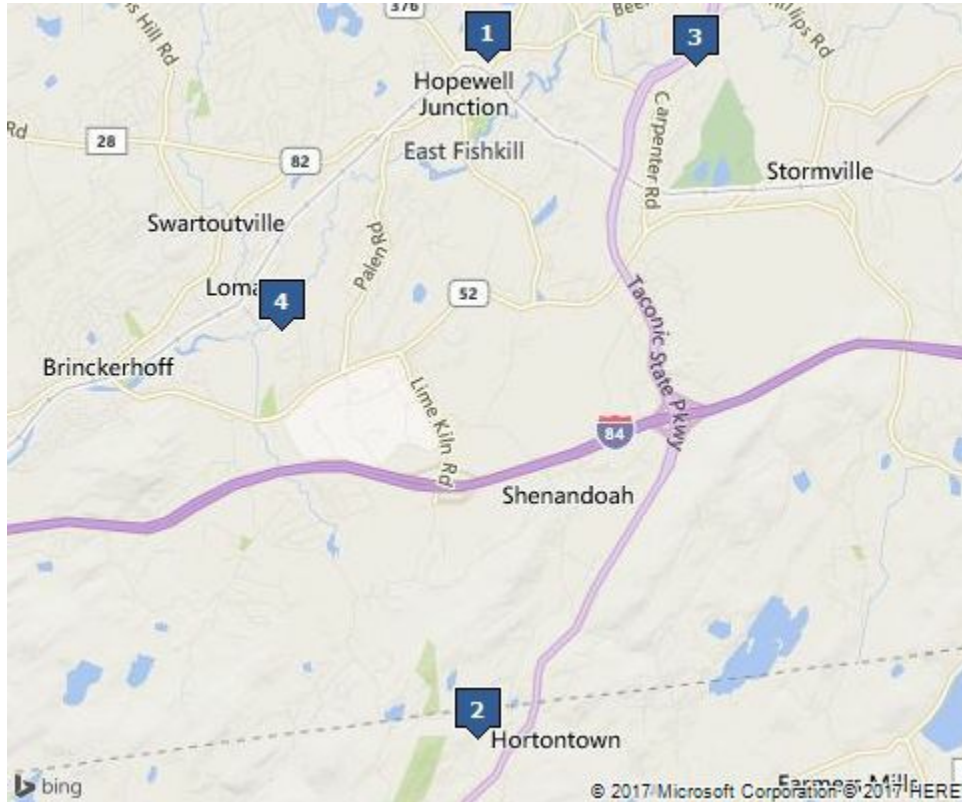
## Property Photos



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## Map of Comparables



Property Address	Sale Date	Sale Price	Property Type	Subtype
1 52 Turkey Run, Hopewell Junction, NY 12533	12/28/2016	\$474,000	Land	Residential (land)
2 123 Hortontown Hill Road, Hopewell Junction, NY 12533	10/11/2016	\$175,000	Land	Residential (land)
3 44 Bykenhulle Road, Hopewell Junction, NY 12533	08/18/2016	\$94,000	Land	Residential (land)
4 57 Mckeown Terrace, Hopewell Junction, NY 12533	07/22/2016	\$7,500	Land	Residential (land)

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## Broker Profile



### Kevin McGrath

Thirty Five years in the land development/Brokerage business. Considered to be an expert in the Hudson Valley region in New York. Specialties include, large scale developments, Condo tracts, Assisted living, Senior Housing affordable and market rate, Tax Credits, Retail Center Sites, Town Center Communities, Golf Course Developments, Hotel, Office, Raw Land, Consulting and Acquisition. Specialties: Land Development, Management, consulting, Acquisition, development entitlement process, zoning/planning, SEQR process. Property Management Sales and leasing of commercial properties.

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(914) 391-2880

License: Broker



### McGrath Realty Inc

1906 Rte 52 Suite H  
Hopewell Jct, NY 12533

<b>Current Occupation:</b>	President/Owner McGrath Realty Inc.
<b>Work Experience:</b>	Thirty Five years in the commercial land development/Brokerage business. Considered to be an expert in the Hudson Valley region in New York. Specialties include, large scale developments, Condo tracts, Assisted living, Senior Housing affordable and market rate, Tax Credits, Retail Center Sites, Town Center Communities, Golf Course Developments, Hotel, Office, Raw Land, Consulting and Acquisition. Specialties: Land Development, Management, consulting, Acquisition, development entitlement process, zoning/planning, SEQR process. Property Management
<b>Education:</b>	John F Kennedy
<b>Organizations/Associations:</b>	LoopNet, Inc.
<b>Honors/Awards:</b>	Kennedy Award
<b>Website:</b>	<a href="http://www.mcgrathcorp.com/">http://www.mcgrathcorp.com/</a>
<b>Interests:</b>	Golf, Football, College Hoops, farming