

STUNNING CONTEMPORARY RANCH HOME FOR SALE

2101 STATE ROUTE 17K, MONTGOMERY, NY 12549

2101 NEW YORK 17K, MONTGOMERY, NY 12549



FOR SALE

**KW COMMERCIAL | HUDSON VALLEY**

9 Bert Crawford Rd  
Middletown, NY 10940



Each Office Independently Owned and Operated

*PRESENTED BY:*

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# TABLE OF CONTENTS

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Executive Summary	3
Property Photos	4
Business Map	6
Regional Map	7
Location Maps	8
Aerial Map	9
Demographics	10
Attachment 1	11
Disclaimer	12

## KW COMMERCIAL | HUDSON VALLEY

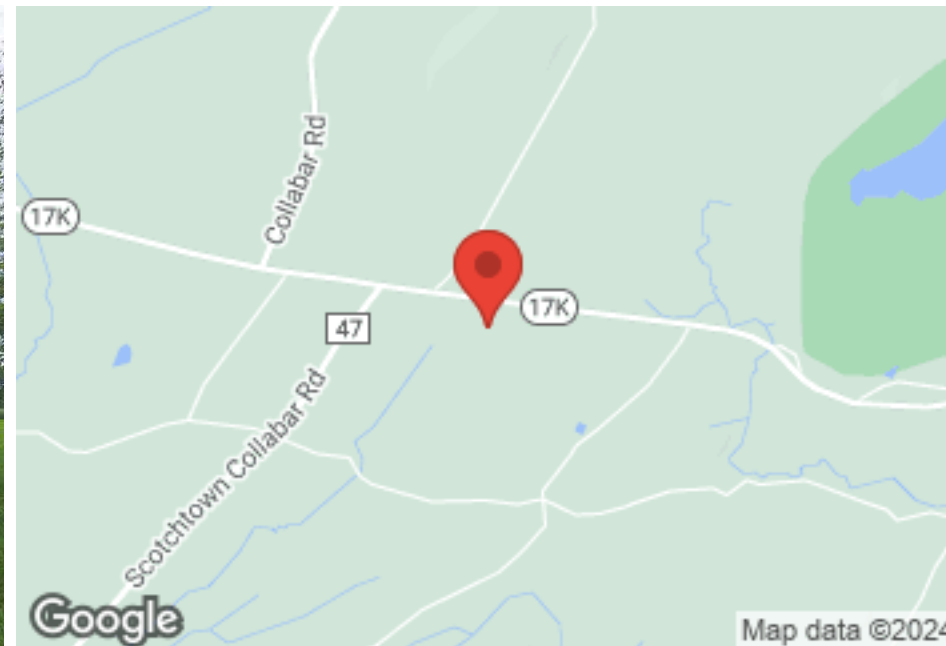
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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

<b>PRICE:</b>	\$1,200,000
<b>NUMBER OF UNITS:</b>	1
<b>BUILDING SF:</b>	2,654
<b>LOT SIZE:</b>	40.0 Acres
<b>YEAR BUILT:</b>	1982
<b>ZONING:</b>	BP

## PROPERTY OVERVIEW

Incredible opportunity to own a charming horse farm on 40 acres just outside the vibrant Village of Montgomery. A majestic tree lined entrance leads to an open contemporary style ranch for single level living w/ 3 bedrooms, 3.5 baths, vaulted ceilings w/a stunning floor-to-ceiling fireplace, full basement & a sprawling patio w/ an inviting 20x40 salt water pool refurbished in 2018. Additionally, nestled on this estate is a brand new 20x25 pole barn built in 2023 for farm equipment/storage & pasture access for your animals. Also on site is a 35x77 horse barn with several existing horse stalls, tack area, covered outdoor storage & finished office space for your business. Multiple fenced pastures w/year round water, running sheds and mangers. Additional house upgrades include: 2023-new roof & skylights, 2018-new 3 zone HVAC system, Propane fired backup generator. Adjacent 171 acres of land also available for \$1,500,000

# PROPERTY PHOTOS

2101 NEW YORK 17K



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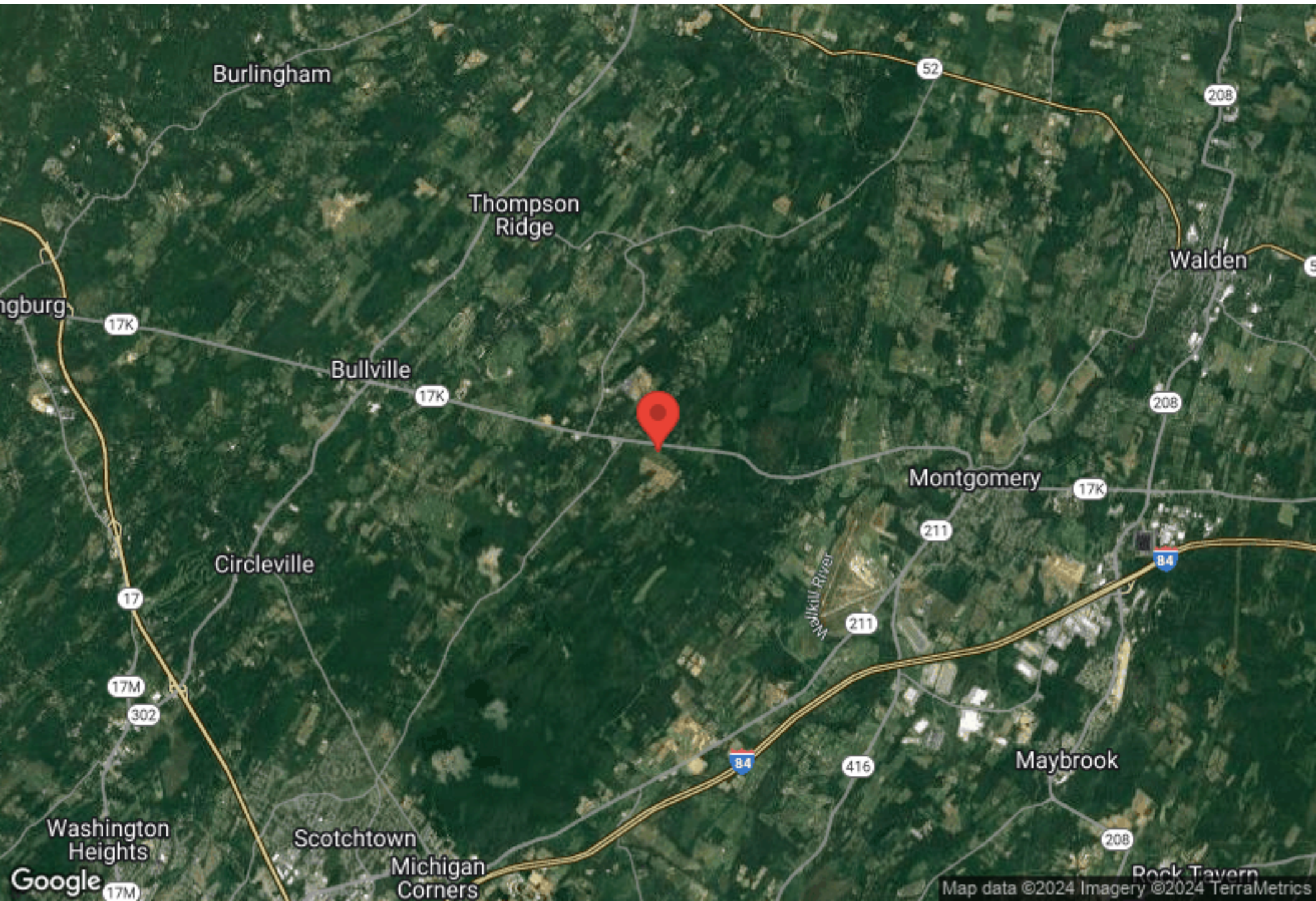
# BUSINESS MAP

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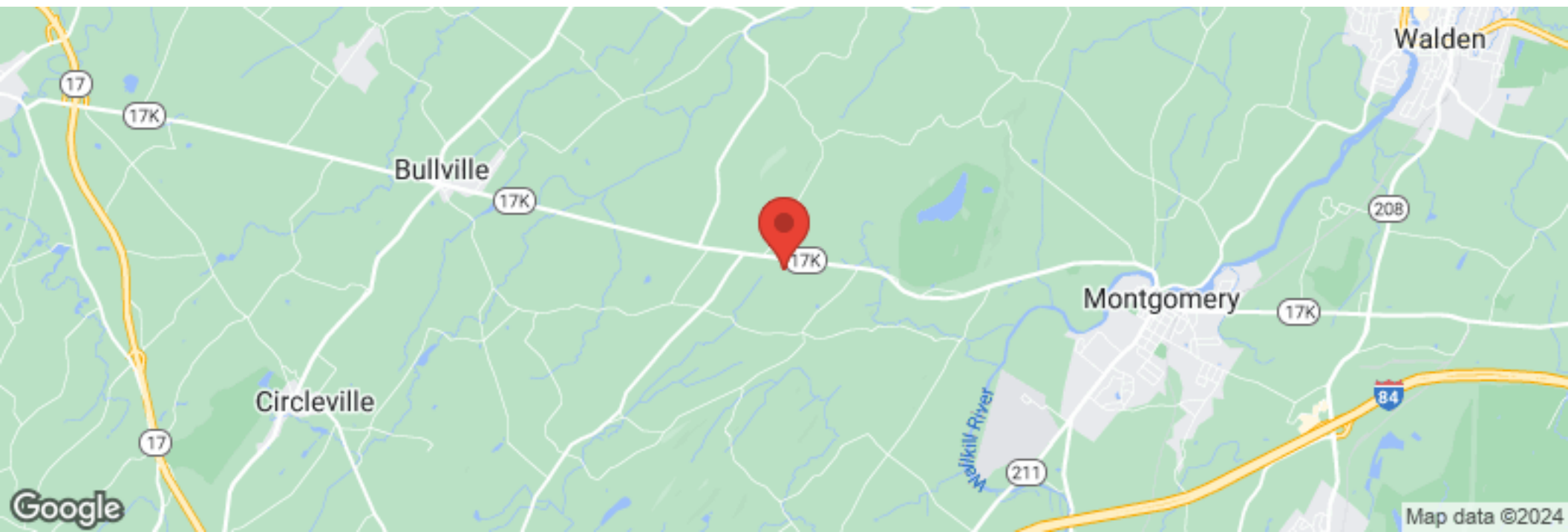
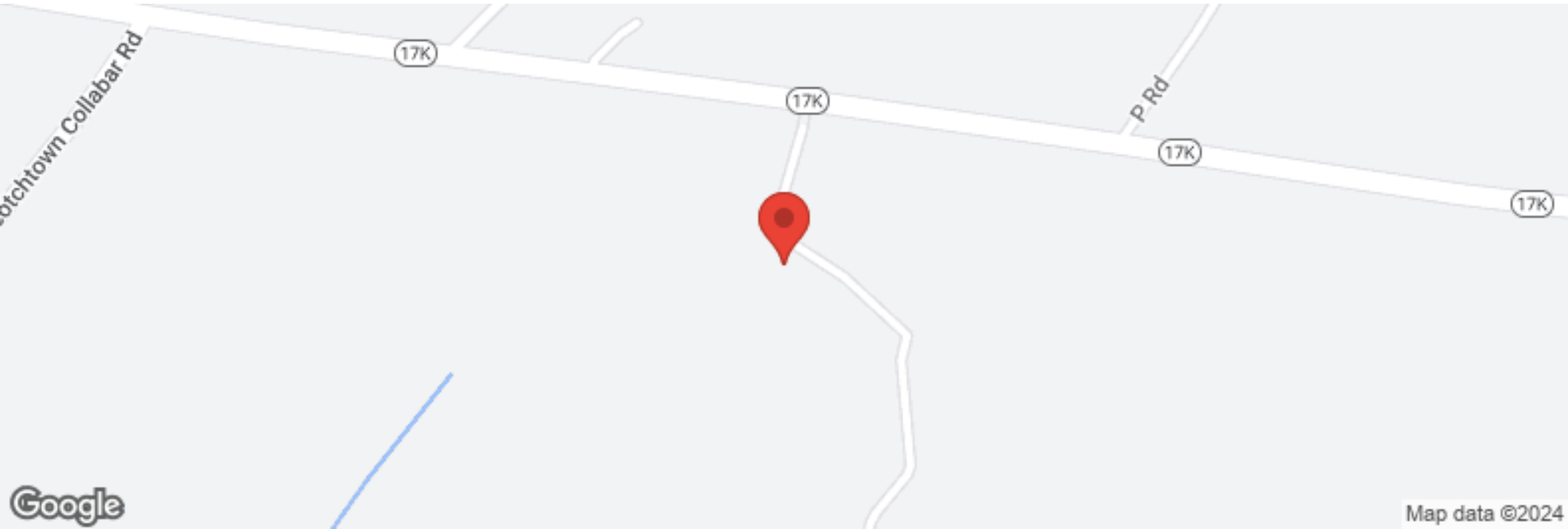
# REGIONAL MAP

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# LOCATION MAPS

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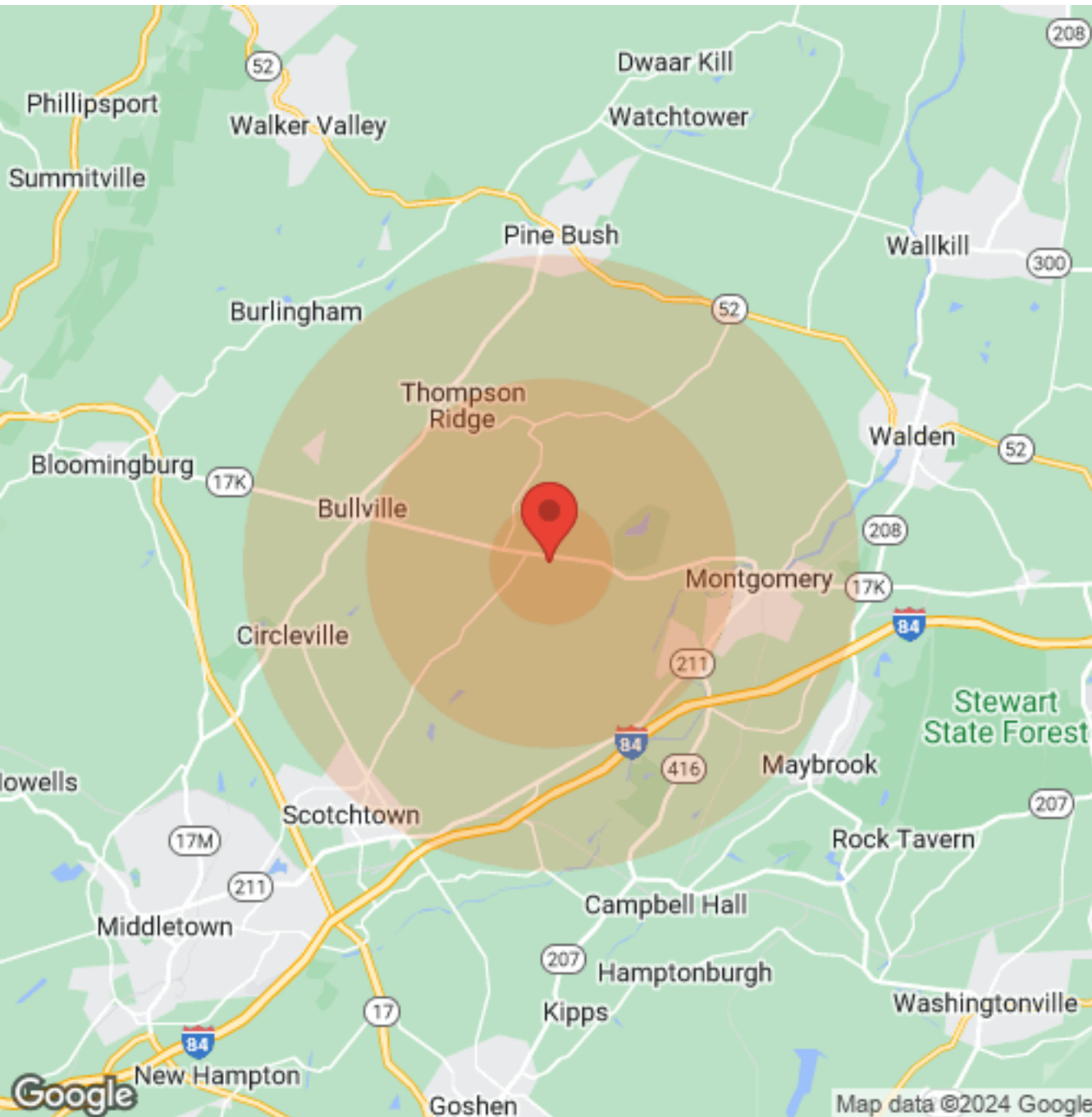
# AERIAL MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,470	11,818
Female	N/A	2,497	12,142
Total Population	N/A	4,967	23,960

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,018	5,014
Ages 15-24	N/A	762	3,510
Ages 25-54	N/A	1,835	8,755
Ages 55-64	N/A	633	3,134
Ages 65+	N/A	719	3,547

Race	1 Mile	3 Miles	5 Miles
White	N/A	4,646	20,362
Black	N/A	150	1,803
Am In/AK Nat	N/A	7	12
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	465	3,264
Multi-Racial	N/A	290	2,912

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$71,044	\$79,816
< \$15,000	N/A	102	384
\$15,000-\$24,999	N/A	46	325
\$25,000-\$34,999	N/A	142	731
\$35,000-\$49,999	N/A	216	764
\$50,000-\$74,999	N/A	293	1,702
\$75,000-\$99,999	N/A	275	1,297
\$100,000-\$149,999	N/A	386	2,130
\$150,000-\$199,999	N/A	150	574
> \$200,000	N/A	72	325

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,792	8,706
Occupied	N/A	1,704	8,307
Owner Occupied	N/A	1,402	6,238
Renter Occupied	N/A	302	2,069
Vacant	N/A	88	399

## MEET OUR TEAM

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### JASON MCGOVERN

Jason is a Commercial Real Estate Broker with over 25 years of Real Estate experience in Orange, Rockland, Sullivan, and Ulster counties.

He is an active member of the New York State Commercial Association of Realtors-Hudson Valley Chapter and KW Commercial, affiliate of the Keller Williams Real Estate franchise which is currently the #1 franchise in the World by agent count and growing.

Jason is a specialist in seller, landlord, and tenant representation in all aspects of commercial real estate including retail, office, industrial and multi-family sales and leasing. He has a deep understanding of land development or commercial and residential projects in the Hudson Valley.

He was awarded the 2016 and 2019 Economic Development Deal Maker award and 2022 Outstanding Deal Maker award by the New York State Commercial Association of Realtors-Hudson Valley Chapter.

Jason's reputation, experience, and representation has played an integral part in numerous Residential and Commercial Real Estate development projects in the Hudson Valley that have positively impacted the local economy and created countless job opportunities.

### MATTHEW GIBBS

Matthew Gibbs a NY Licensed Real Estate Salesperson with Keller Williams Realty Hudson Valley United and specializes in Commercial Real Estate and Investment. Matt joined the real estate industry in 2014, after more than 20 years of experience in business development and operations management.

He is a member of the National Association of Realtors, The Hudson Gateway Association of Realtors, The Hudson Gateway MLS, The Ulster County MLS, The National KW Commercial Division, along with being immediate Past President of NY State Commercial Association of Realtors, Hudson Valley Chapter.

Matt is passionate about serving our community and currently he actively supports Habitat for Humanity; Newburgh, Fearless of the Hudson Valley, he is an active member of Wallkill East Rotary Club and Board Member for Wallkill Boys and Girls Club.

He believes that providing successful outcomes for his clients and their business can lead to more productivity and profitability for them. Credited as an expert in the language of sales, negotiating, and real estate investment analysis, he has become known for his direct and tenacious approach.



# DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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