

# 480 Acres Hudson Valley Hidden Gem



# TROPHY PROPERTY

Consolidation of rare 490-acres  
into one-of-a-kind breathtaking landscape.

Unique combination of man-made lakes  
and natural water attributes  
with distinctively shaped pastoral land.



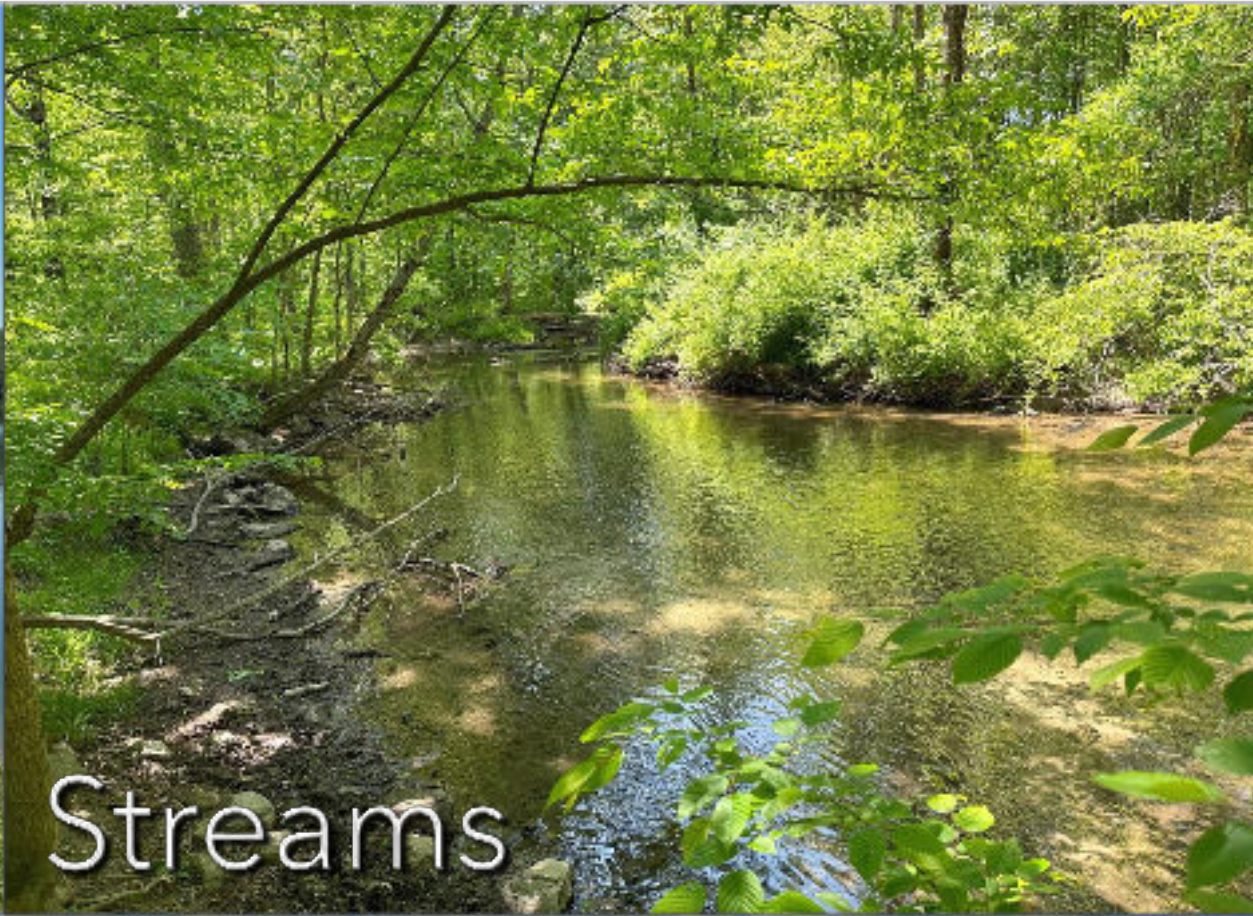
**480 Acres of Secluded Land... Just 75 Minutes from NYC**

Encompassing 2 magnificent private freshwater lakes,  
3 ponds, 2 running streams, majestic forested mountain,  
open meadows and endless possibilities -  
a truly unique canvas for an exceptional development.

Naturescape



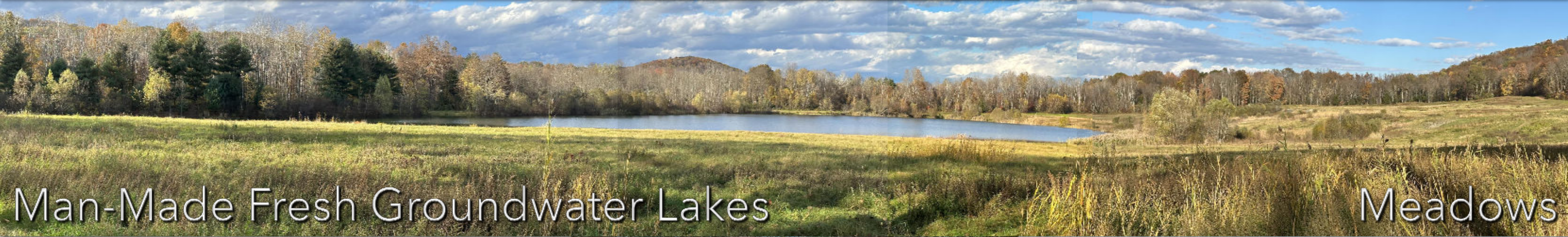
480-Acres



Streams



360° Mountain Vistas



Man-Made Fresh Groundwater Lakes

Meadows



House & Barn



Forest & Trails



Romantic Sunsets

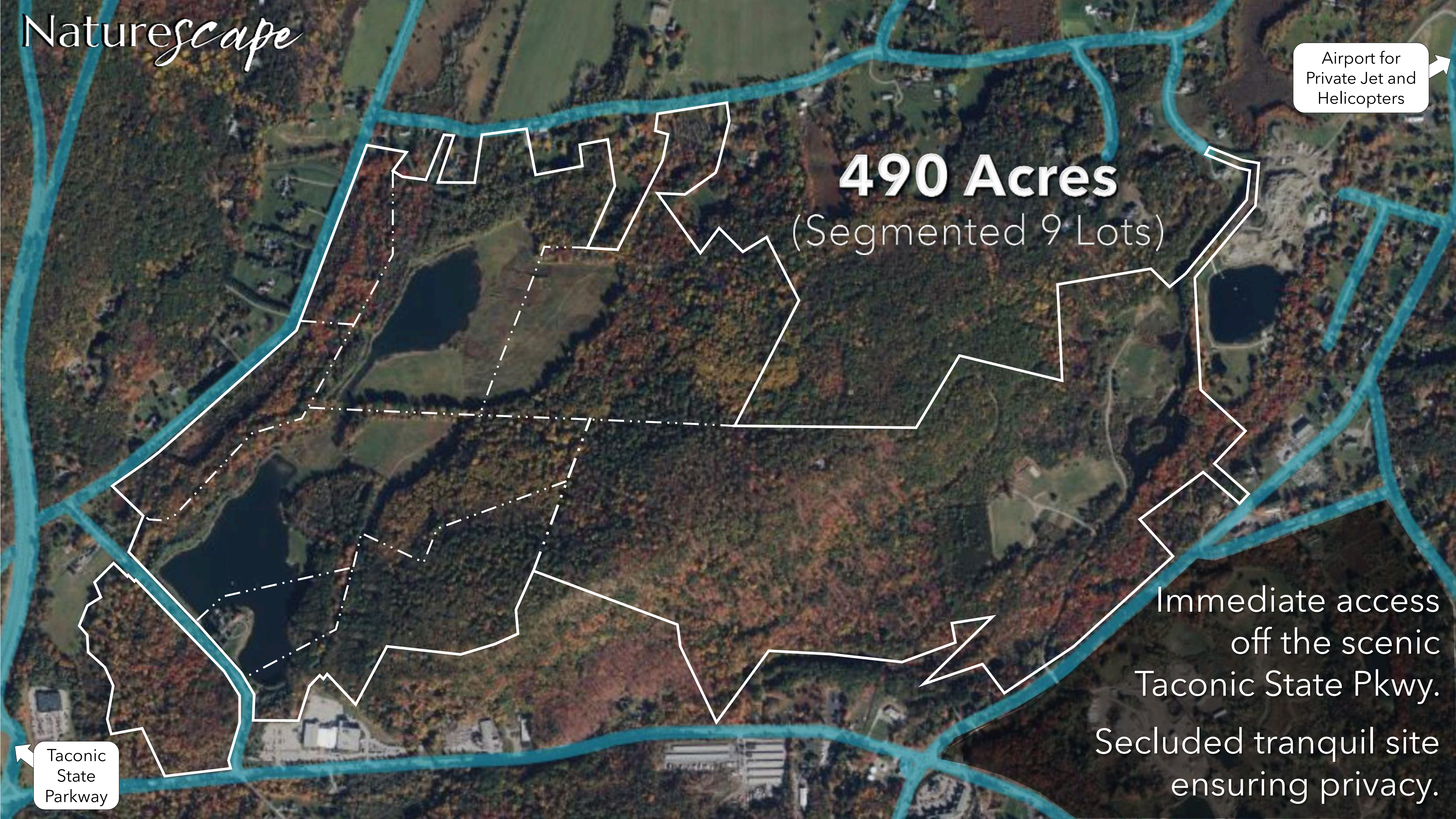
Naturescape

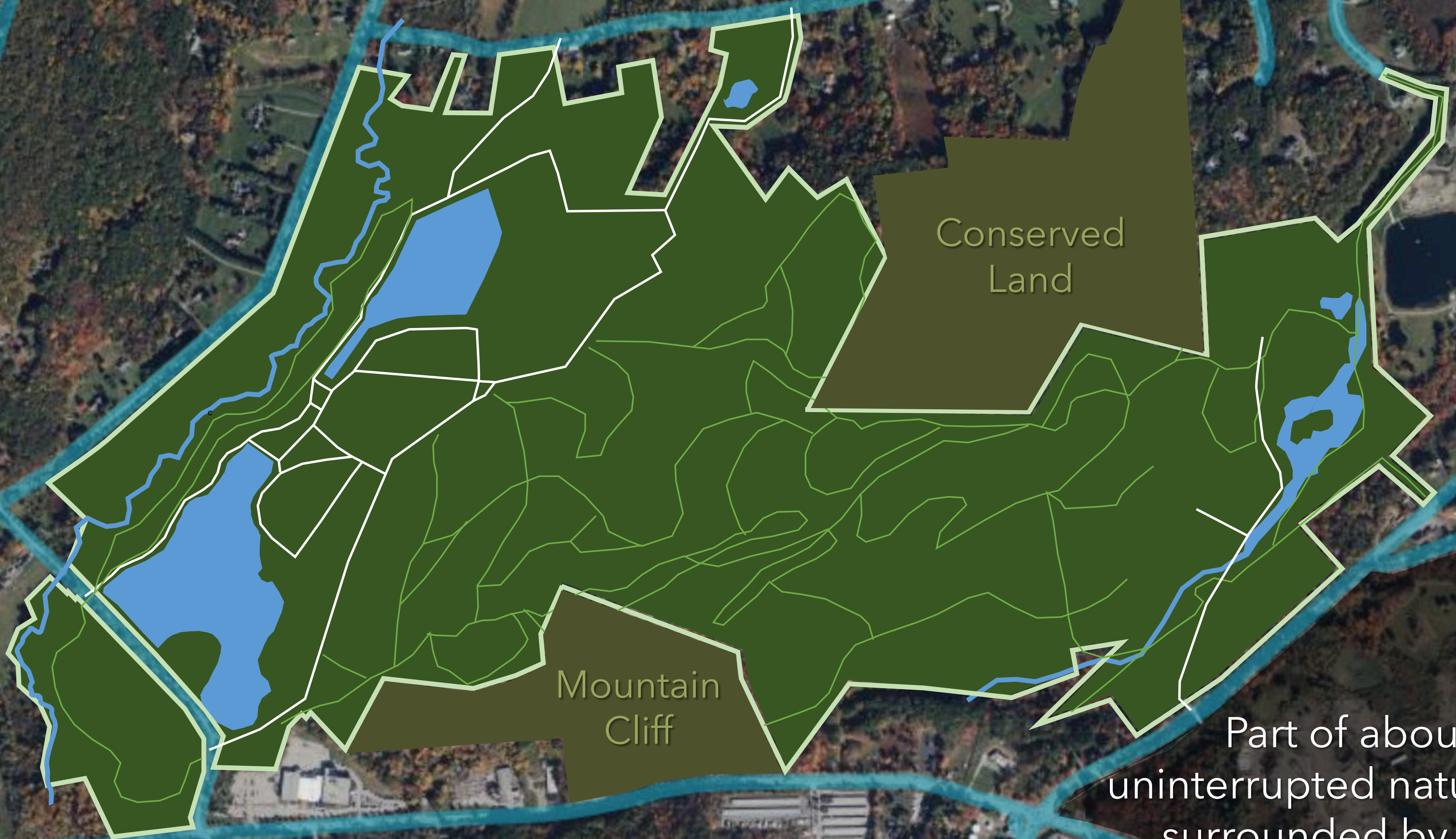
Airport for Private Jet and Helicopters

**490 Acres**  
(Segmented 9 Lots)

Taconic State Parkway

Immediate access off the scenic Taconic State Pkwy. Secluded tranquil site ensuring privacy.





Conserved  
Land

Mountain  
Cliff

Part of about 600-acres  
uninterrupted natural beauty,  
surrounded by mountains.



## The West Side

Rich landscape with variety of natural features, including 2 distinctive lakes, running stream, pond, and expansive meadows fused into a rare majestic canvas, perfect for inspiring luxurious residential opportunities.



# The South Lake



Two magnificent private freshwater lakes, uniquely fed by natural springs, reaching depths of 45 feet with totally crystal-clear water.



# The North Lake



The uniquely elevated pastoral meadow wraps around the north lake, offering expansive vistas of the picturesque serene landscape.



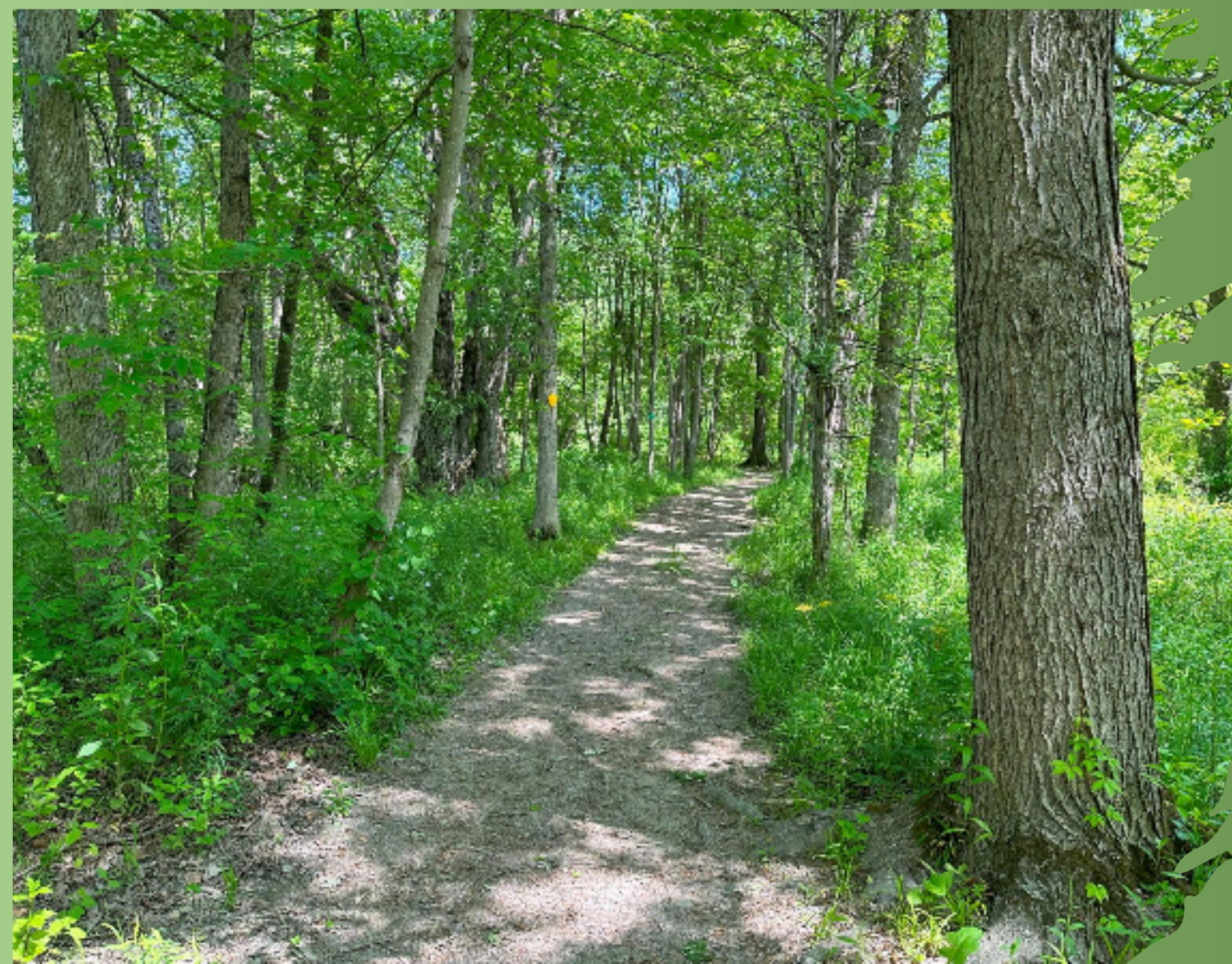
## The East Side

A collage of 2 ponds, island, running stream and versatile sport fields serves as an ideal setting for recreational and adventure activities.



## The Mountain

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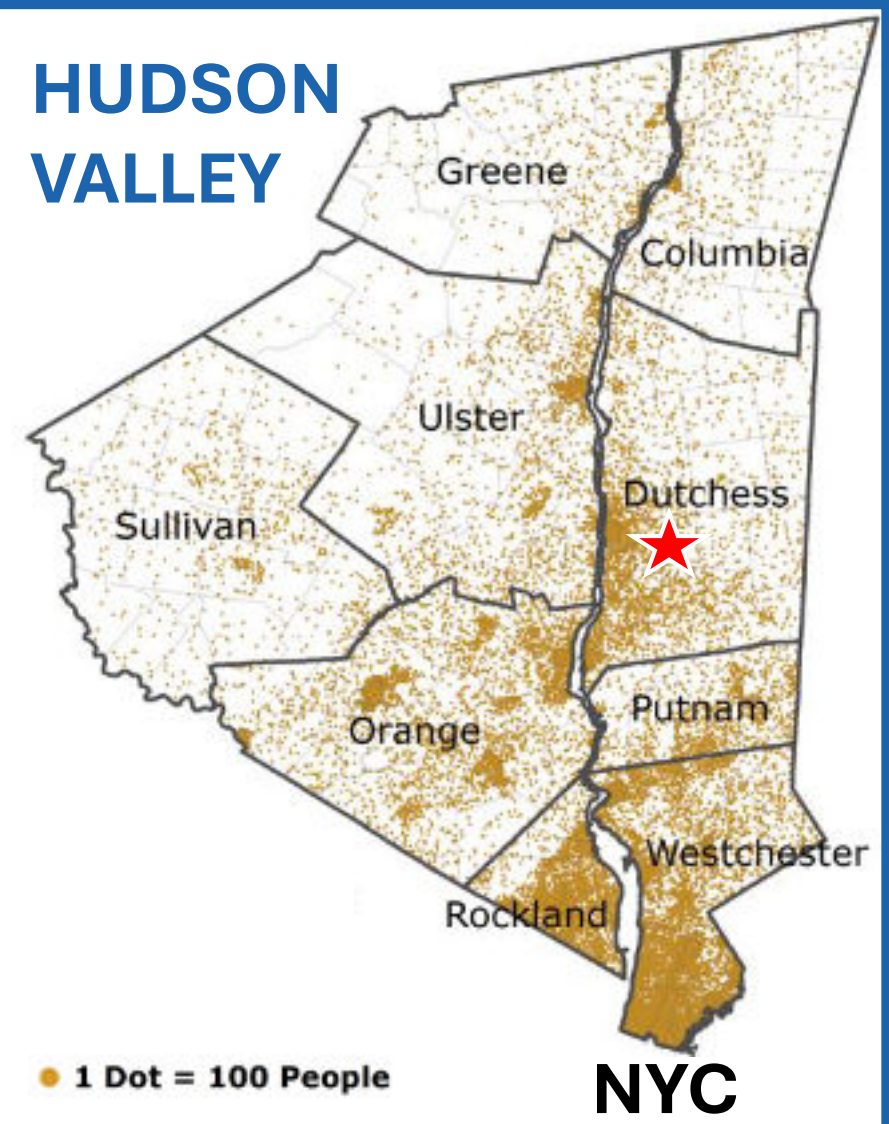
13 miles of  
**hiking, biking  
& horse-riding**  
**nature trails**  
along rivers,  
lakes, and  
mountain



A private 487-foot elevation mountain with a gravel car path and hiking trails to an **exclusive observatory**, offering panoramic views of the awe-inspiring Hudson Valley.



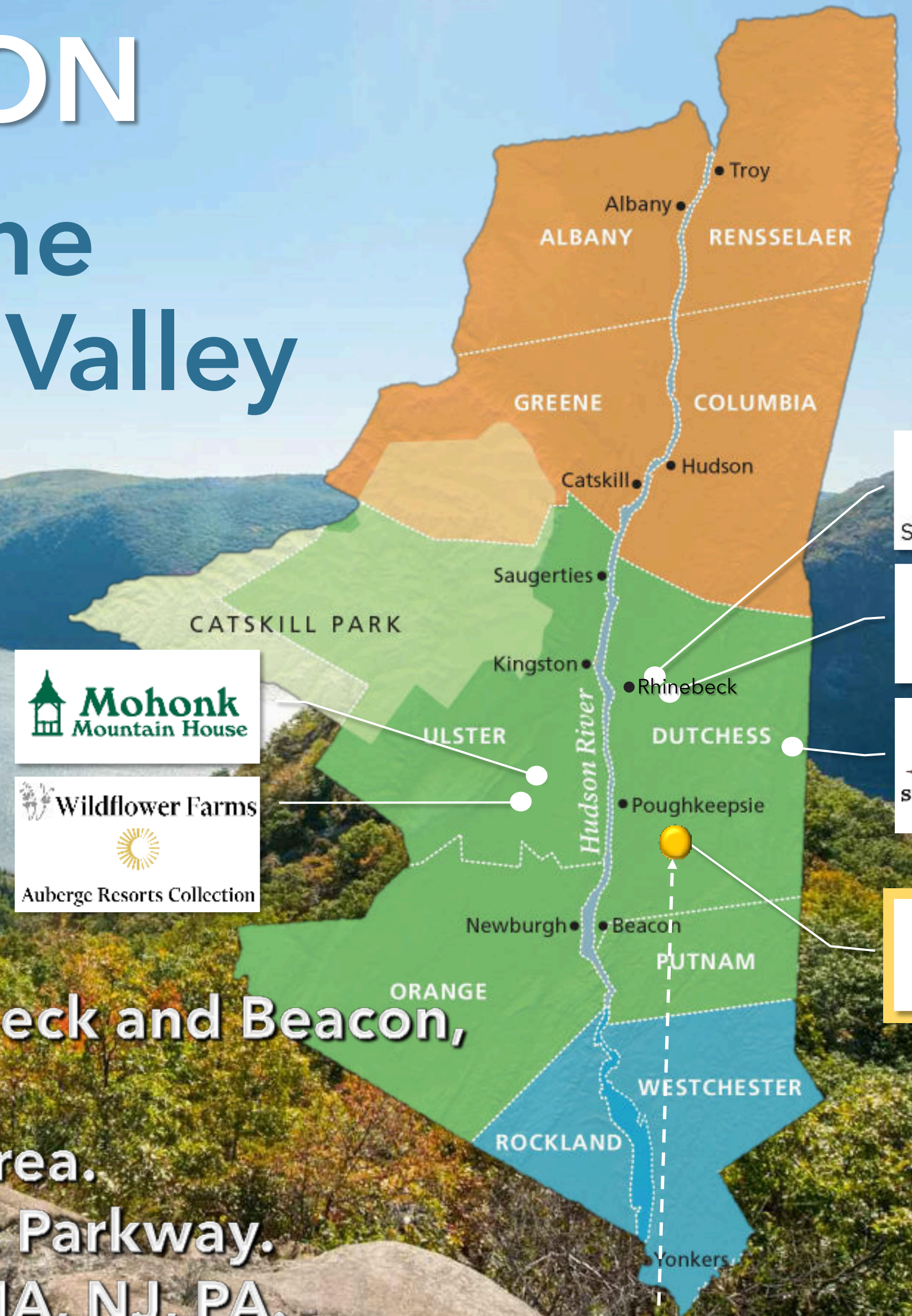
# New York State Vacation Destinations





# PRIME LOCATION

## In the Heart of the Picturesque Hudson Valley



**Mohonk Mountain House**

**Wildflower Farms**

**Auberge Resorts Collection**

**SOHO HOUSE**

**SIX SENSES**

**SILO RIDGE**  
FIELD CLUB

**Naturescape**

- Centrally Situated Between Rhinebeck and Beacon, Rich with Art and Culinary Charm.
- Booming Vibrant Market Growth Area.
- Immediately Off the Scenic Taconic Parkway.
- In Proximity To: NYC (75min), CT, MA, NJ, PA.

**NYC**

## EFFORTLESS ARRIVAL

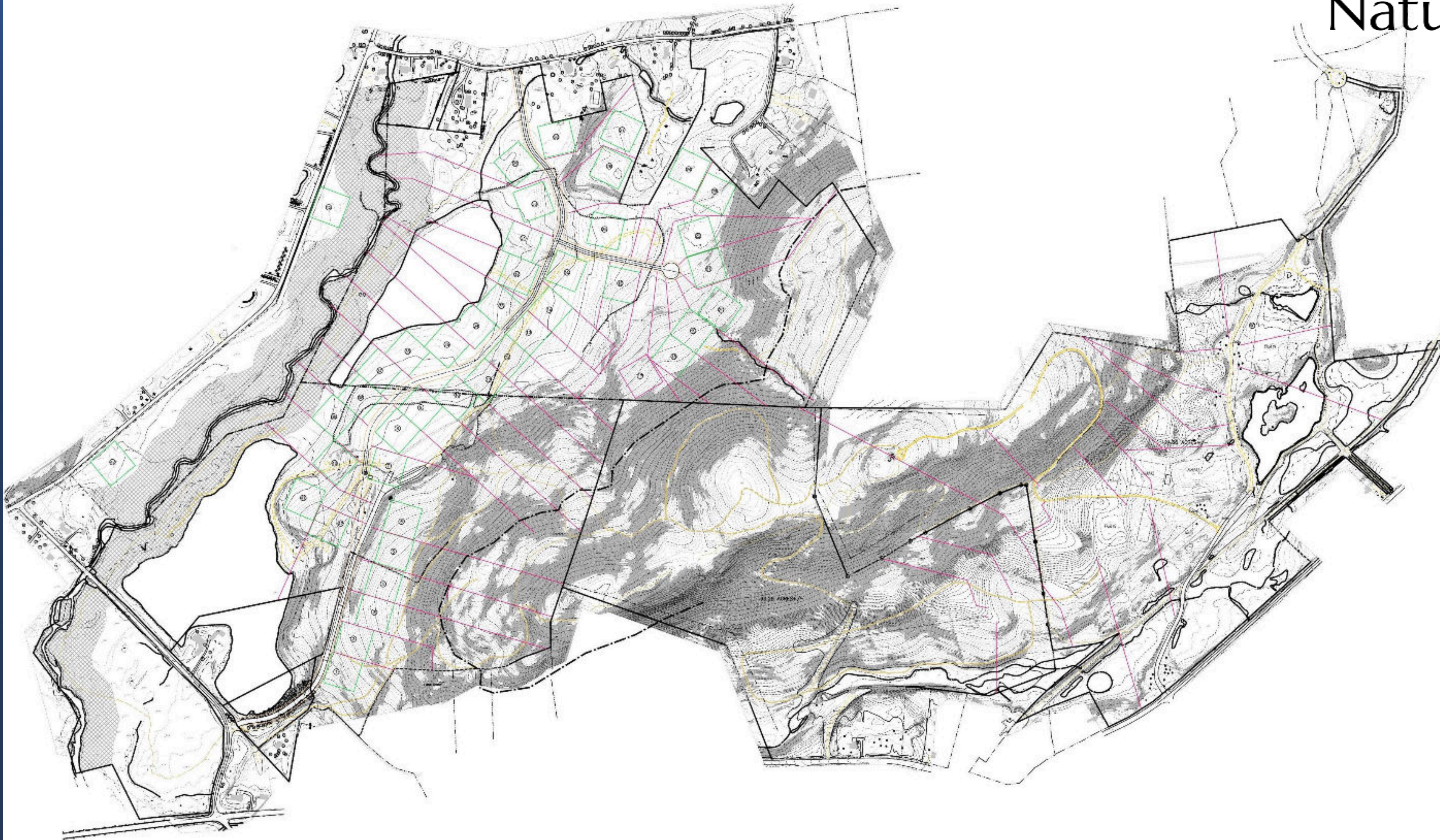
- **Luxury Access via Private Jet / Heliport**  
Arrive in style to Sky Acres Airport - **just 4-minutes drive** to the site's east entrance.
- **30-Minute Helicopter Ride from Manhattan**  
Reach the site effortlessly with BLADE, making your journey swift and luxurious.
- **45-Minute Drive from Westchester Airport**  
Enjoy quick and easy access for family and guests, ensuring seamless arrival experience.
- **75-Minute Drive from Manhattan**  
Immediately off the scenic Taconic State Parkway.
- **20-Minute Drive to Poughkeepsie Train Station - Amtrak to NYC**







# Naturescape



- As of Right layout Analysis
- 73 Single Family Residential Lots based upon RLC zoning
  - 200' x 200' box Required unencumbered by 25% slopes, wetlands
  - Steep Slopes greater than 25% highlighted
  - Density Bonus - 76 Parcels

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, P.E.	
AUGUST 10, 2021	
2021.00X	License No. 093870

**DAY | STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Wappingers Falls, New York  
(845)-223-3202

Red Wing Properties Inc  
Scarsdale Acres Inc  
Town of Lagrange Dutchess County, New York

As of Right Layout Plan

SCALE 1" = 300'	DRAWN BY BJS	DRAWING NO. <b>1</b>
DATE 4-20-23	DATE BJS	Page 1 of 1

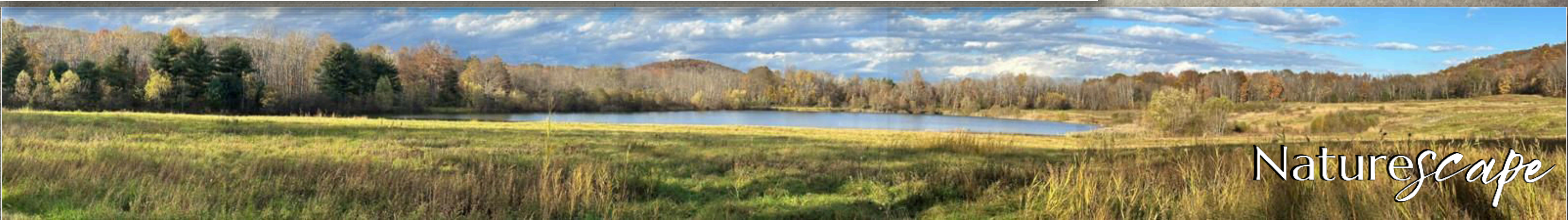
Low Density Residential Zoning

# Versatile As-of-Right Land Use Options:

From Lakefront Family Estates...



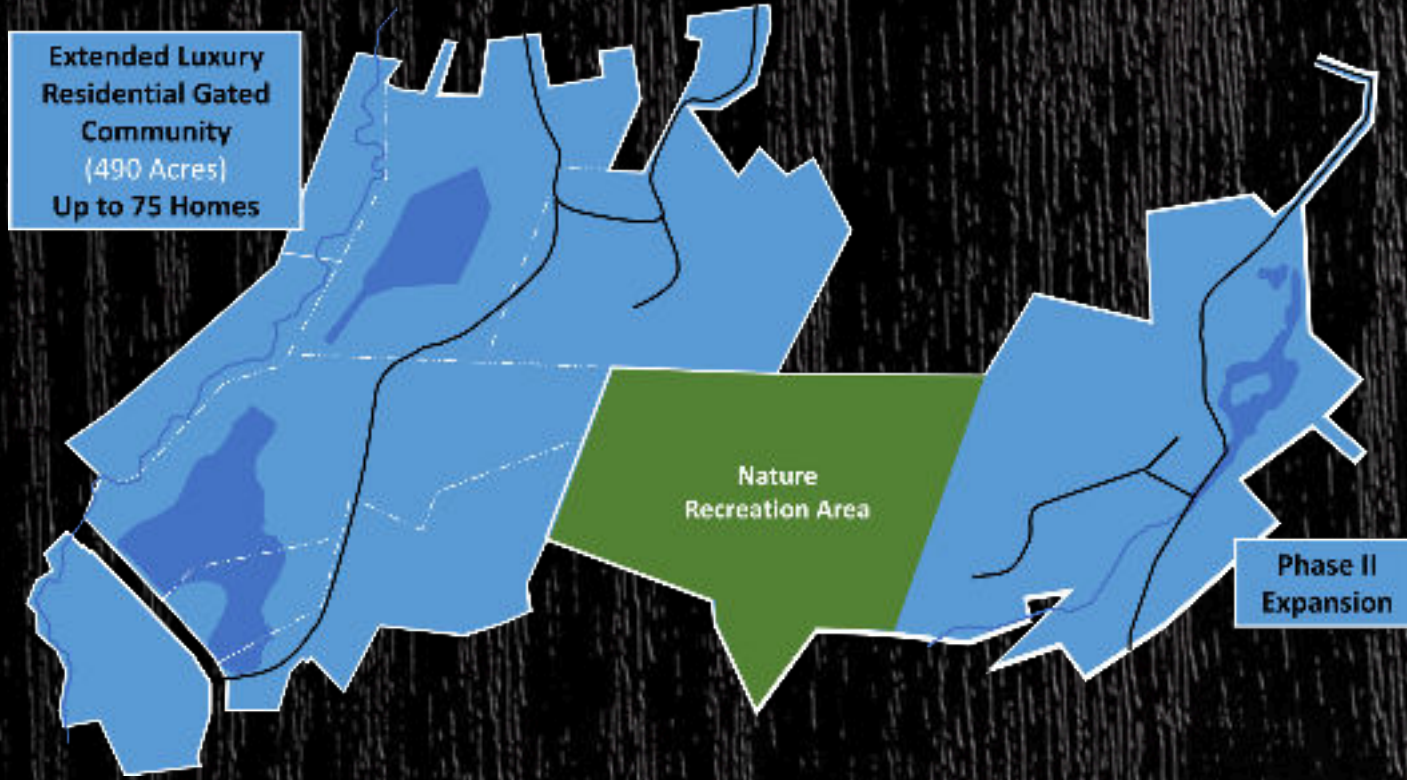
**...up to 75 luxury homes**  
gated community with  
resort-style amenities,  
outdoor recreation,  
lake activities,  
equestrian, etc.



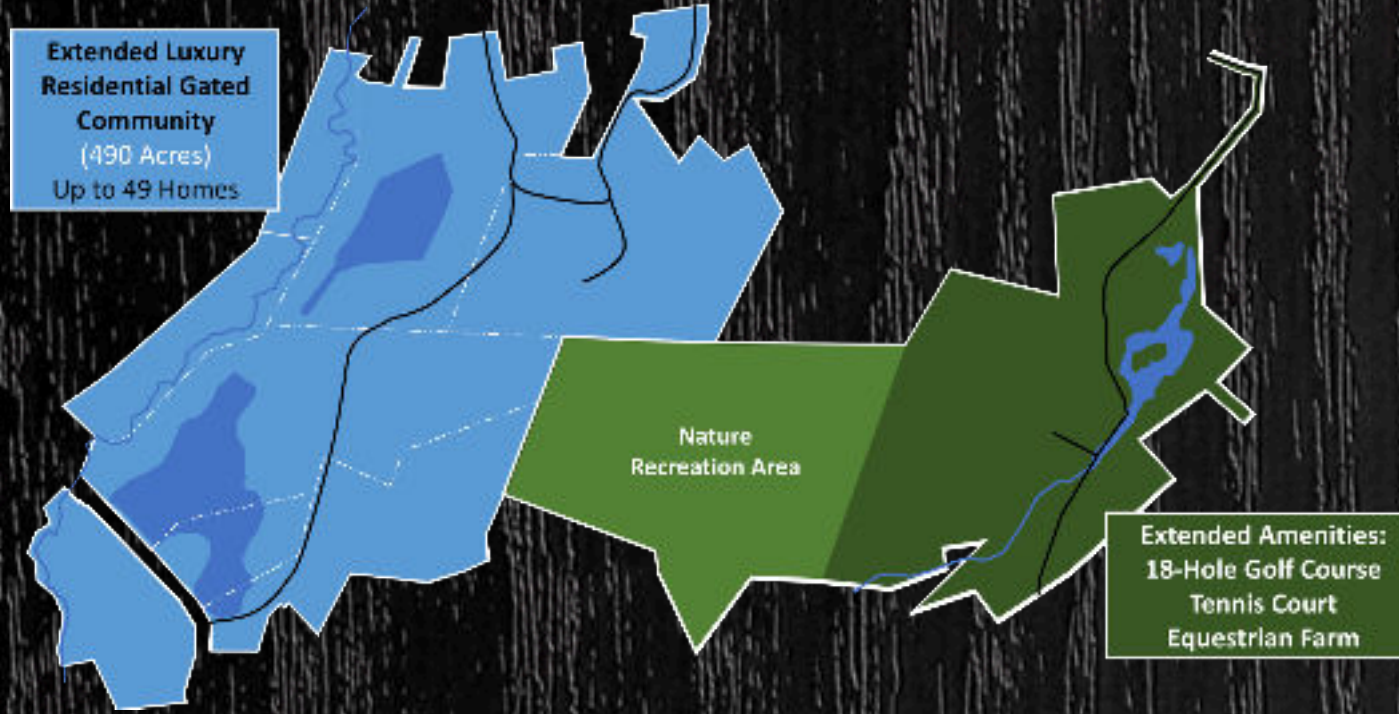
*Naturescape*

# Luxury Residential Gated Community with Resort Amenities

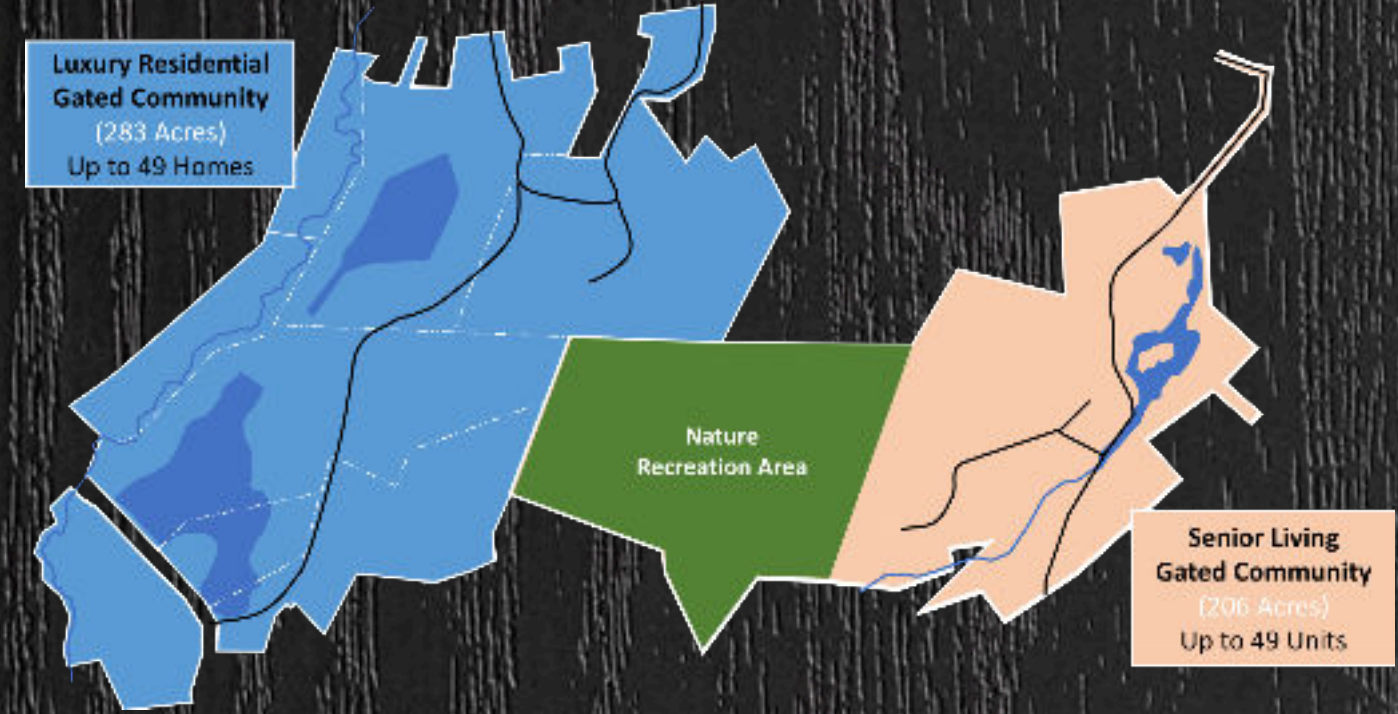
With Phase II Expansion



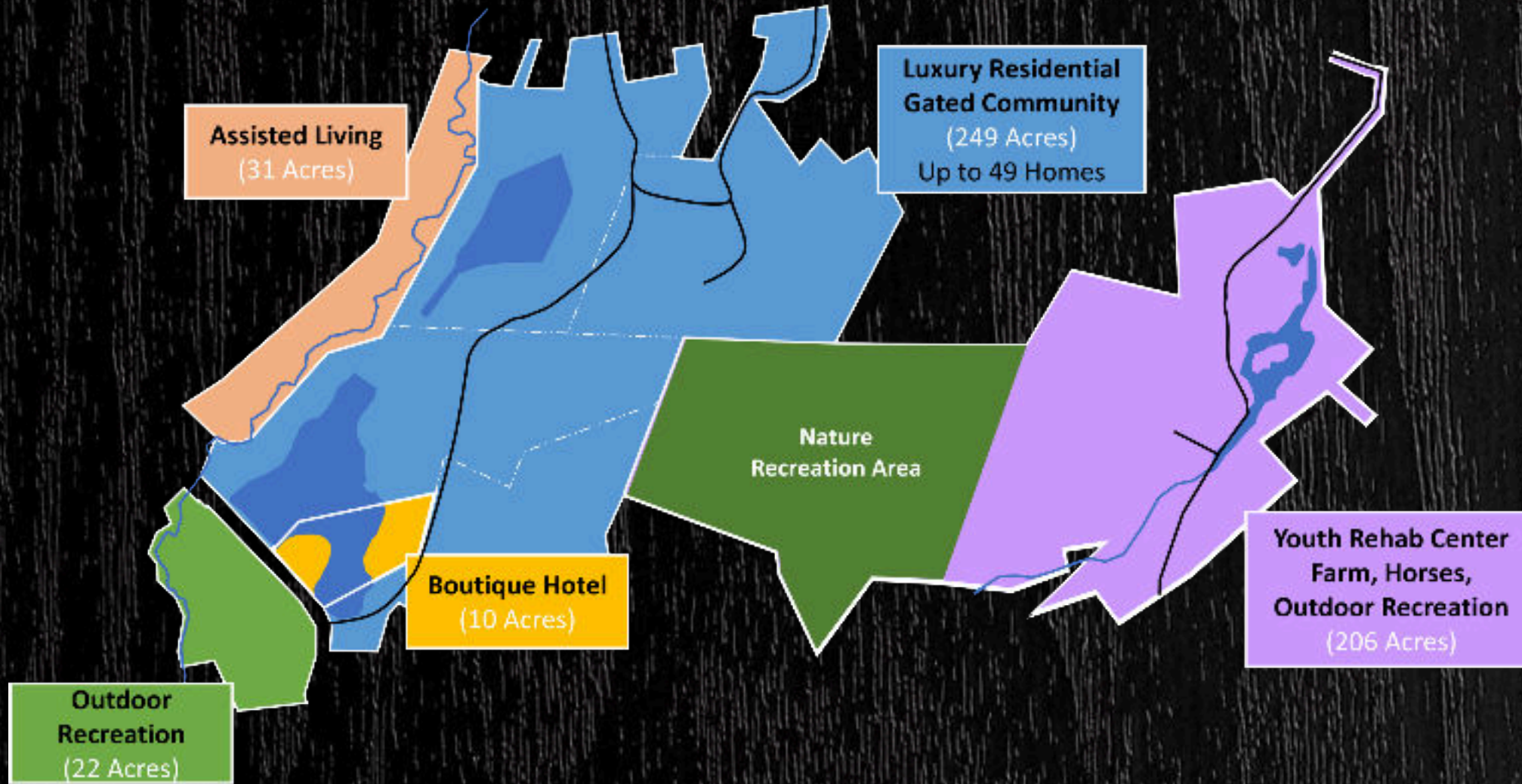
With Golf Course Expansion



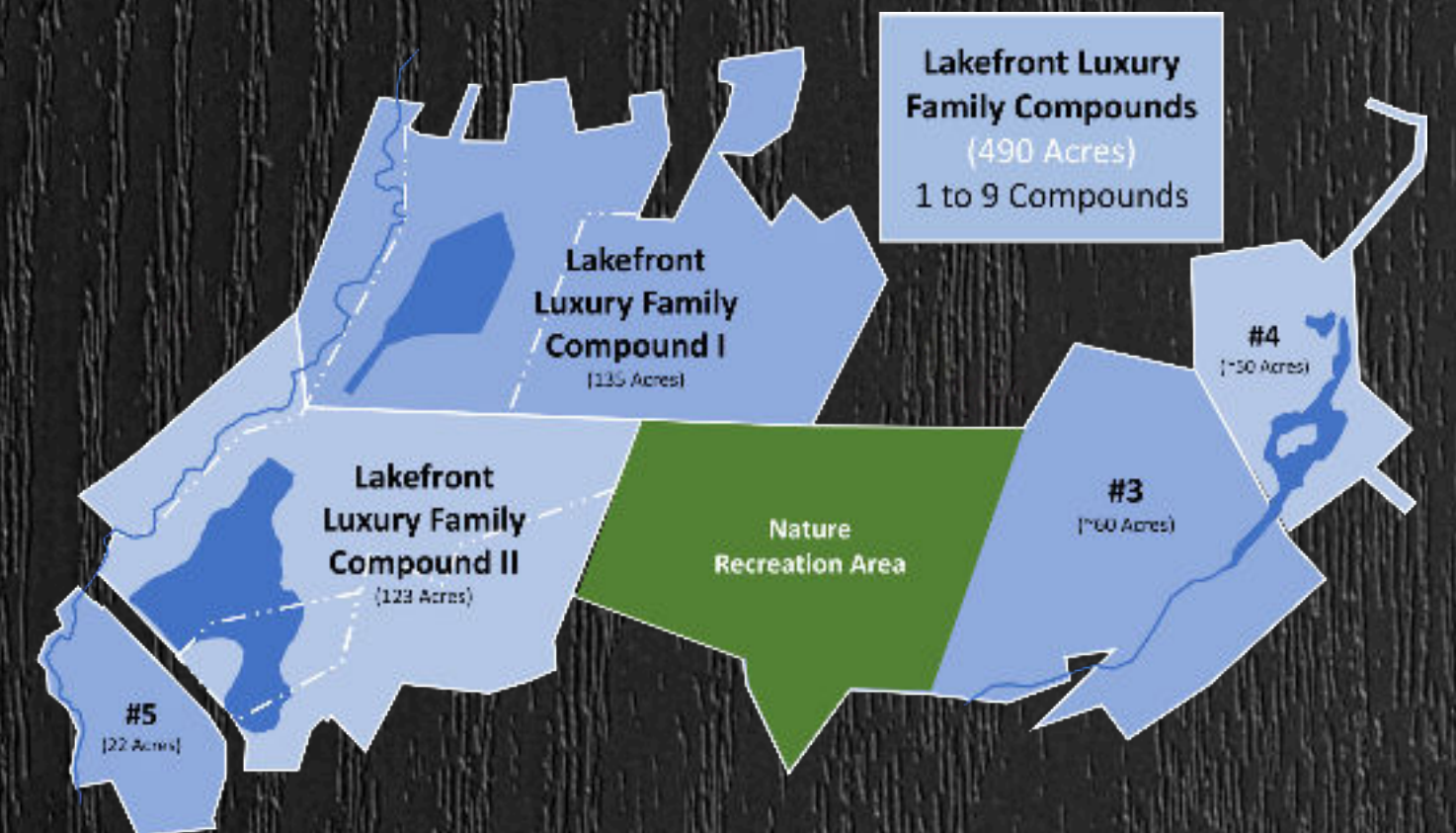
With "Residential Healthcare Facilities" Expansion



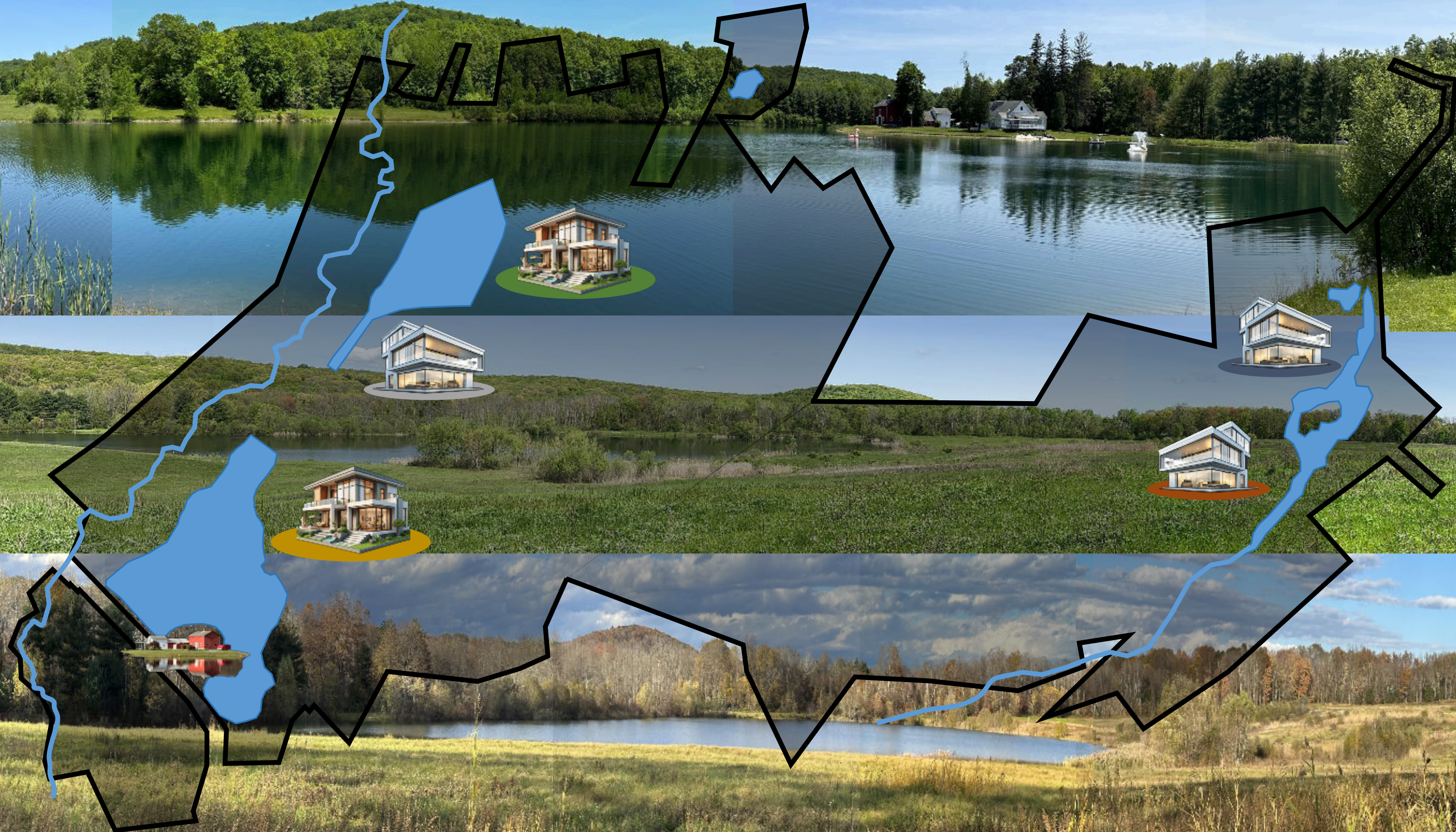
Variety of Development Options:



# Lakefront Luxury Family Compounds



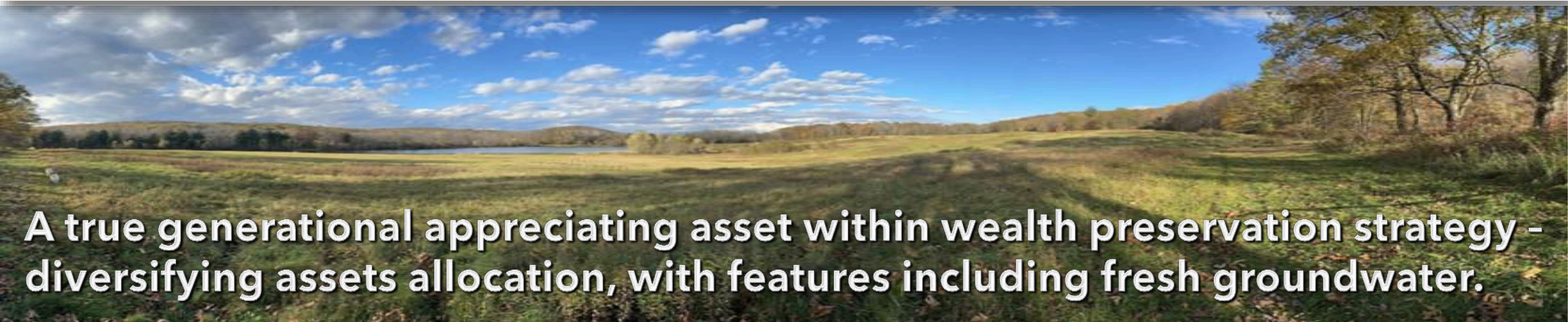
Naturescape



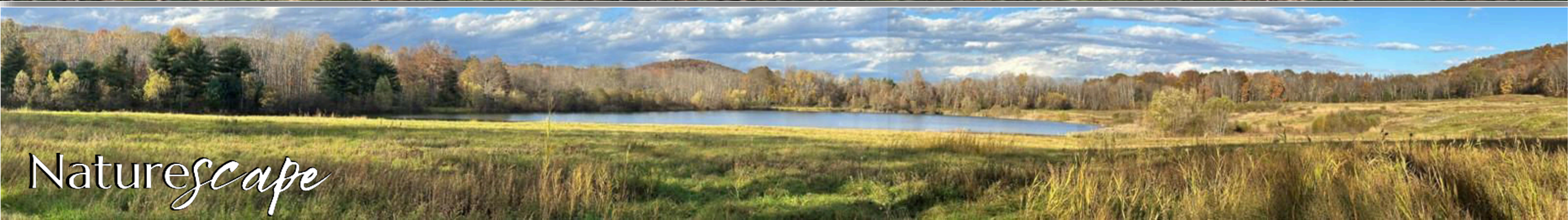
**A Family Estate Compound with expansion potential.**



**Open canvas  
for creating an extraordinary  
lakefront family estate compound**



**A true generational appreciating asset within wealth preservation strategy -  
diversifying assets allocation, with features including fresh groundwater.**



*Naturescape*

Naturescape

# Awe-Inspiring Lakefront Living



Spectacular Fusion of Captivating Lakes  
and All-Encompassing Mountain Views



**Unparalleled open canvas for creating unforgettable memories:  
farming, horses, outdoor/lake activities, fishing, ATV, biking,...**



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360° Panoramic  
Enchanting Vista:  
Crystal-Clear Lakes  
and Pure Landscape  
Sanctuary



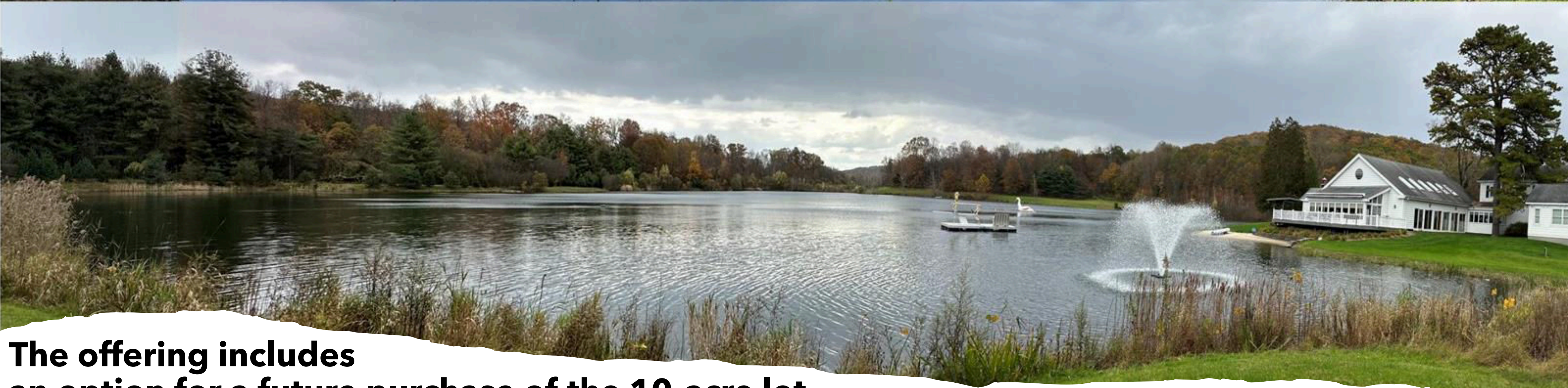


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Immersive Experience in the Serenity of Every Season

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**The offering includes an option for a future purchase of the 10-acre lot, featuring the 5-bedroom lake house, indoor pool, barns, and a white sand beach.**



White Sand Beach

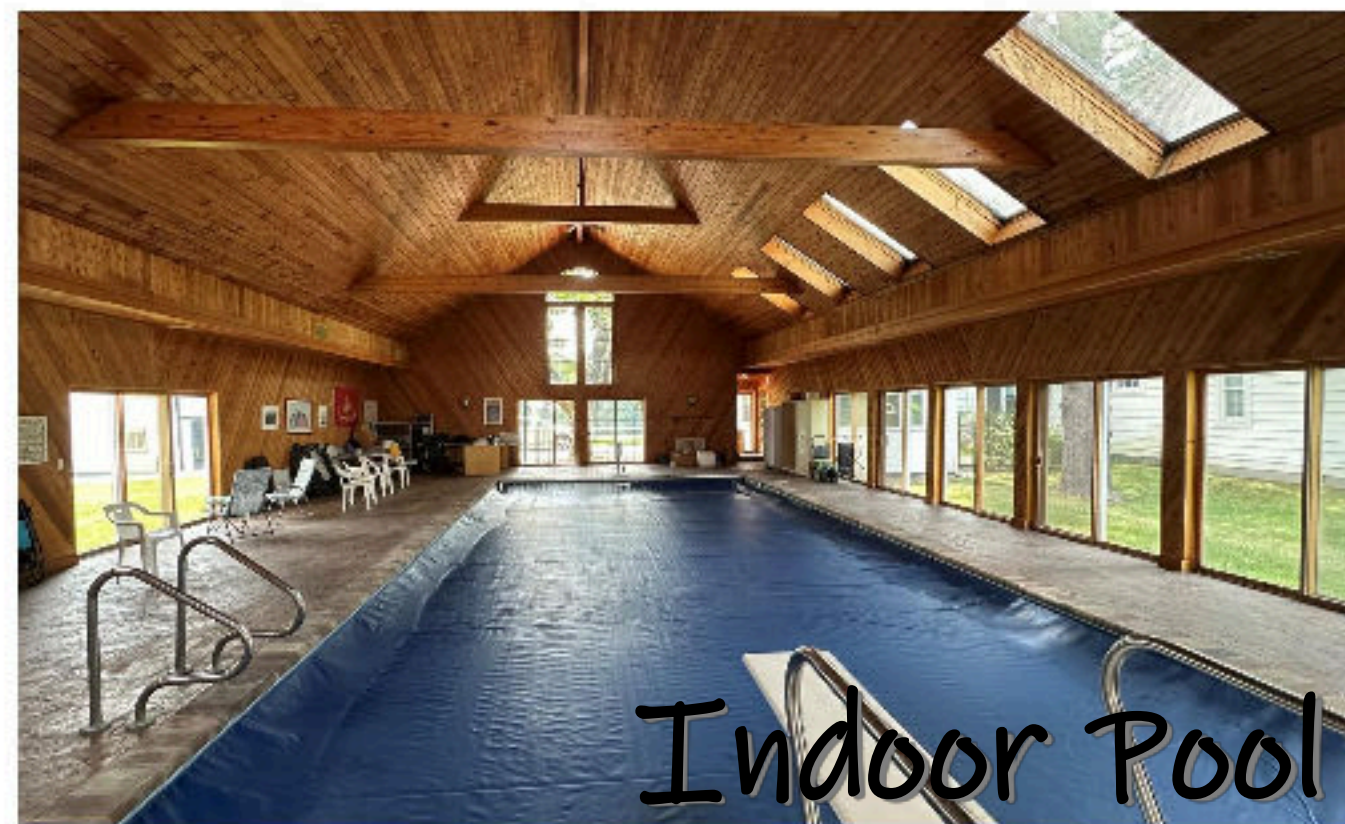


NR

Barns



5BR Lake House



Indoor Pool



10-Acres Property



# Private fresh groundwater man-made lakes NOT regulated by NYS-DEC



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The meticulously maintained 'backyard-style' site offers significant inherent value-added and cost saving features - est. value over **\$12 million** - including:

- Multiple **paved access/exit roads** on both sides of the site (a key feature required for the development site-plan approval).
- **In-site gravel roads** designed for cars/ATVs, along with 13 miles of scenic hiking and horseback riding trails, offer unparalleled, effortless access across the entire 490-acre property.
- On-site **high-voltage electric** towers on both sides of the property, ready for immediate use.
- A gravel car path leading to the 487-foot **mountain observatory**, with electricity connection.
- **Four versatile fields** that accommodate soccer/football/lacrosse/etc, creating a dynamic setting for recreational and adventure activities on the East side.

## PURCHASE INCLUDES

**490-Acres Site**, as follows:

- **480-Acres Land** - Deed at Closing
- **10-Acres Lot & 5BR Lake House** - Valuable option agreement with a Right of First Refusal for future purchase at fair market value, including the right to incorporate this lot into the entire 490-acre development plan.

**PRICE: \$17,280,000.**



## CAPITAL EFFICIENT

- **VARIETY OF SUBDIVISION OPTIONS:**

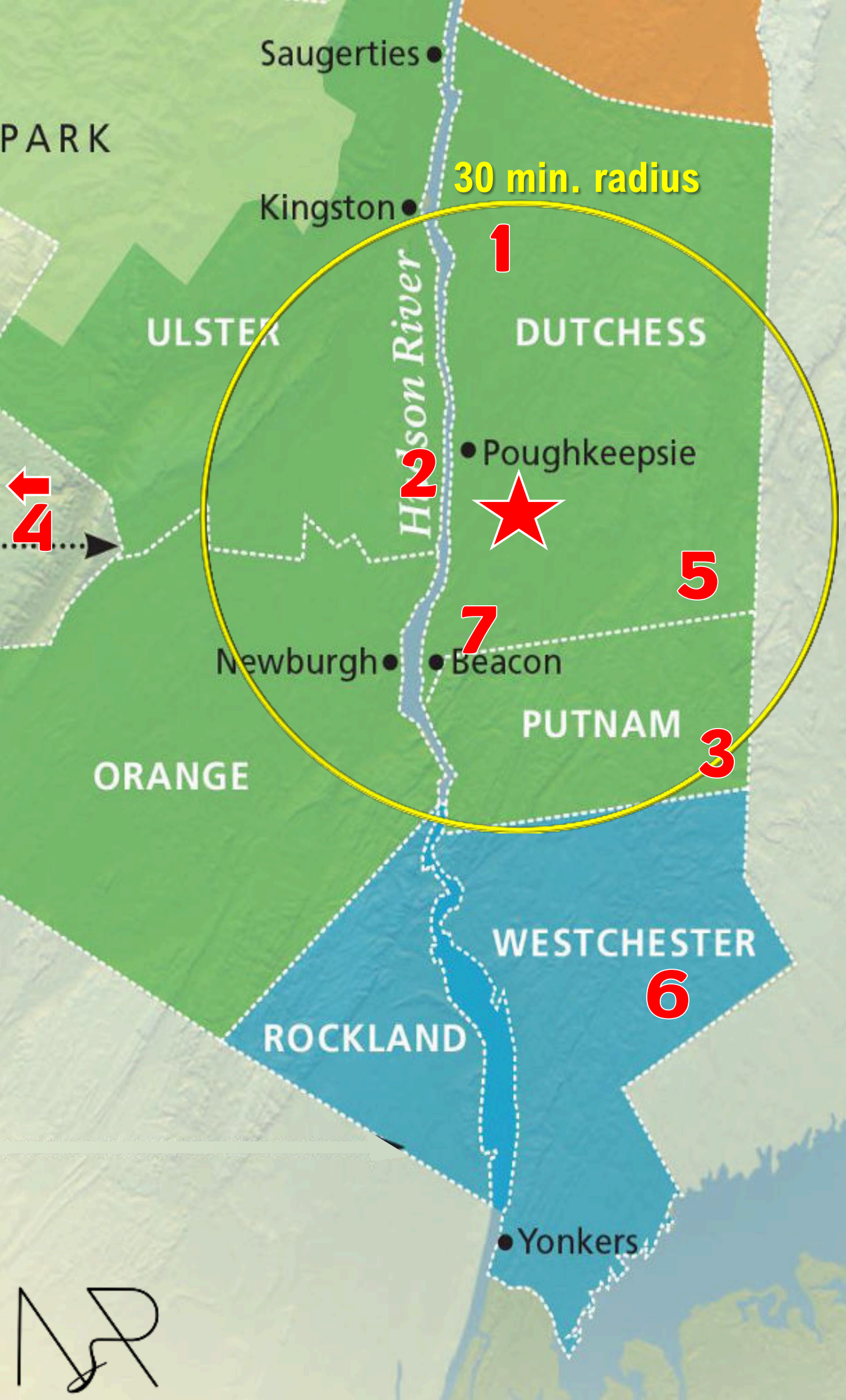
Ready for subdivision with flexible sale/exit options for each 9-lot parcel and/or Spec-Home sales, featuring central management as luxury residences.

- **DIVERSE DEVELOPMENT OPTIONS**

From large Lakefront Family Estate Compound(s) up to 75-homes Luxury Gated Community with resort-style central amenities.

- **EXPANSION UPSIDE for High Demand/Margin Businesses**

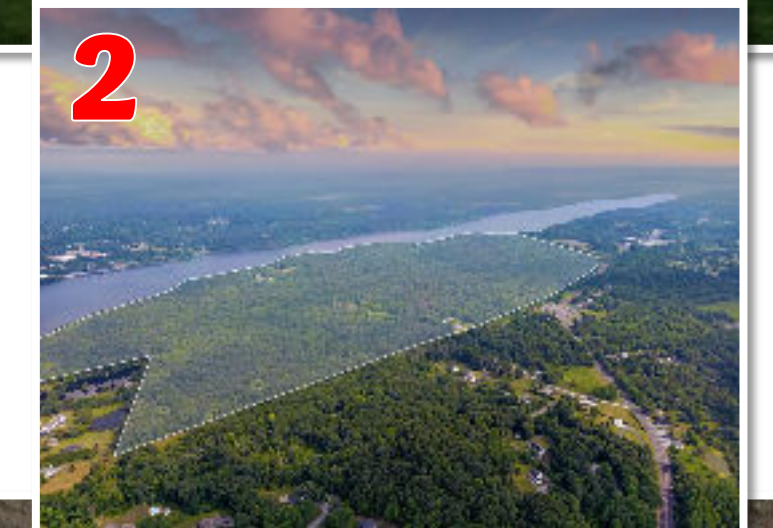
The 9-lots segmentation enables an additional versatile permitted uses: "Residential Health-Care Facilities, Adult Homes, and Group Homes" such as: senior / assisted living, rehab center, boutique B&B, outdoor recreation, farming, equestrian, etc.



# ★ *Naturescape*

**480 Acres - \$17,280,000 (\$36,000/acre)**

- 1** Rhinebeck, NY -  
236 Acres - \$13,750,000 (\$58,263/acre)
- 2** Highland, NY -  
437 acres - \$24,500,000 (\$56,064/acre)
- 3** Brewster, NY -  
320 acres - \$24,900,000 (\$46,563/acre)
- 4** Fallsburg, NY -  
919 acres - \$31,000,000 (\$33,720/acre)
- 5** Pawling, NY -  
633 acres - \$18,500,000 (\$29,226/acre)
- 6** Bedford, NY -  
112 acres - \$15,900,000 (\$141,964/acre)
- 7** Fishkill, NY -  
100 acres - \$4,350,000 (\$43,500/acre)



## GRANTS AND INCENTIVES - HIGHER ROI

Such development qualifies for various NY State and Dutchess County programs, grants, and incentives:

- ✓ support for the overall financial viability
- ✓ Lower construction costs
- ✓ Reduce the required equity
- ✓ Expedite return of capital
- ✓ Significant increase the ROI



### GRANTS **NEW YORK STATE CONSOLIDATED FUNDING APPLICATION (CFA):**

- Recoup of up to 20% of all hard and soft costs as grants and credits upon completion of construction.

### SAVINGS **DUTCHESS COUNTY INDUSTRIAL DEVELOPMENT AGENCY (IDA):**

- Sales Tax Exemption.
- Mortgage Tax Exemption.
- Real Estate Tax Abatement for 10-30 years.

### REDUCTION OF EQUITY **CONSTRUCTION LOAN INCENTIVES:**

- C-PACE Construction Loan Financing.
- Local Development Corp (LDC) Tax Exempt Bond Financing.
- Regional Economic Development Council (REDC).



### ONGOING GRANTS & REPUTATION **ADDITIONAL PROGRAMS & GRANTS:**

- Carbon Credits.
- Excelsior Jobs Program.
- NYS Energy Research & Development Authority (NYSERDA).





*Thank You!*

Click to experience:  [Aerial Video](#)  
 [Virtual Site Visit](#)



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