

***FOR SALE:** Sylvan Lake Beach Park*

Pristine Recreational Lakefront Destination



Alliance Realty Group

845.206.3667

- **SYLVAN LAKE:** Enjoy the Mid Hudson Valley

- *140 Acre Scenic Lake Rights*
- *60 Acre Camp and Beach Park*
- *80 RV Pads Complete with: water, septic and power*
- *10 Tent Sites for Camping*
- *Pavilions and Charcoal Grills*
- *Swim, Boat, Fish, Grill, Camp and Enjoy*
- **Asking: \$3,400,000**



Contact John DeMarco 845.206.3667

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OWN THIS HUDSON VALLEY GEM:

Sylvan Lake is a well-known Hudson Valley destination. The water is pristine as are the surrounding Campgrounds and Beaches which are meticulously maintained. There are 80 full-service RV pad sites complete with power, potable water, and septic. There are also conveniently located Pavilions, and charcoal grills. Swim, Boat, Fish, or just enjoy the majestic Hudson Valley lake view. Located just minutes from Interstate 84 and the Taconic Parkway, you'll find this destination very accessible and close to many other nearby attractions. This property can certainly continue as a lake front recreational facility or can be re-purposed for other developmental opportunities that would leverage this beautiful location.



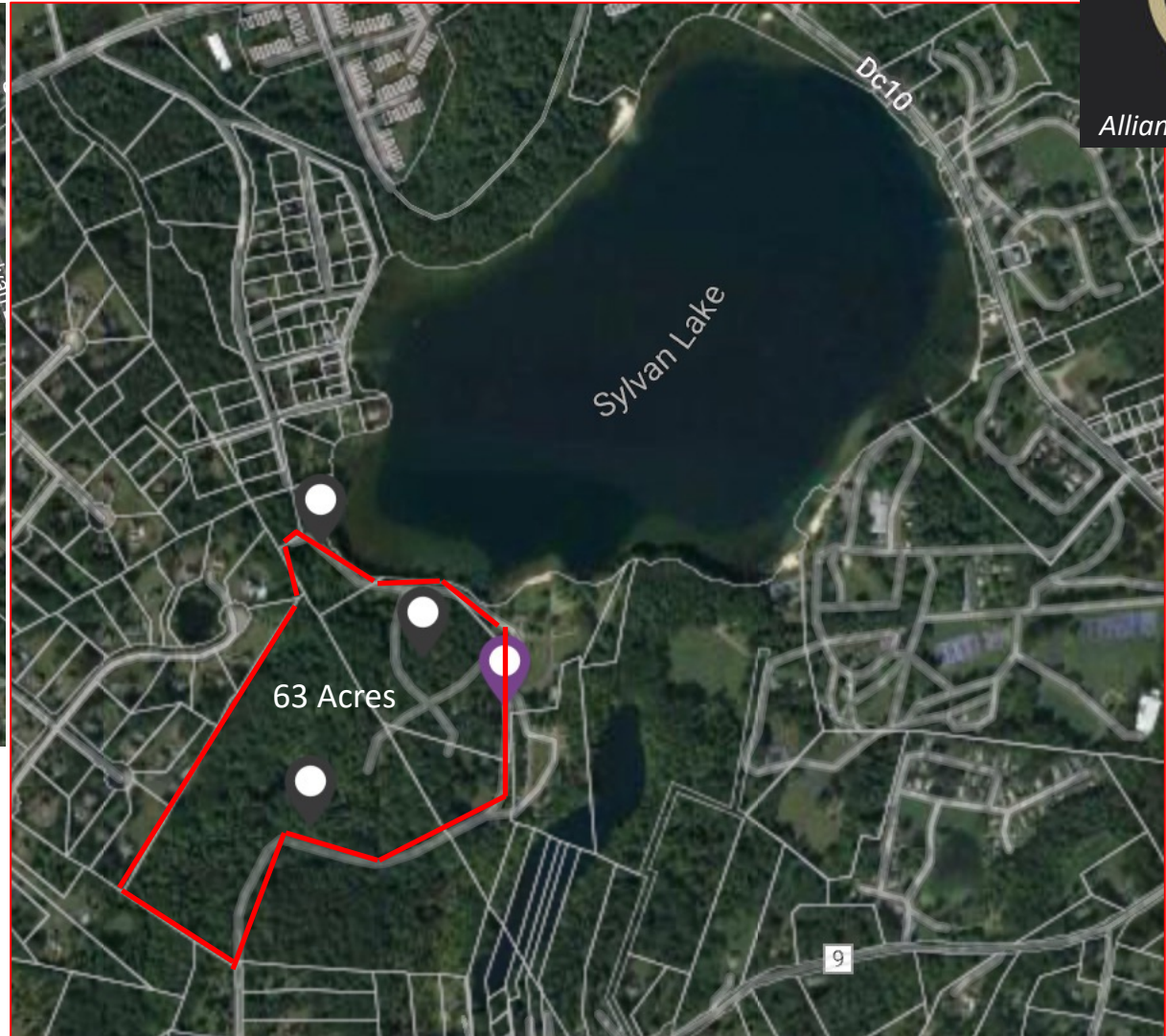
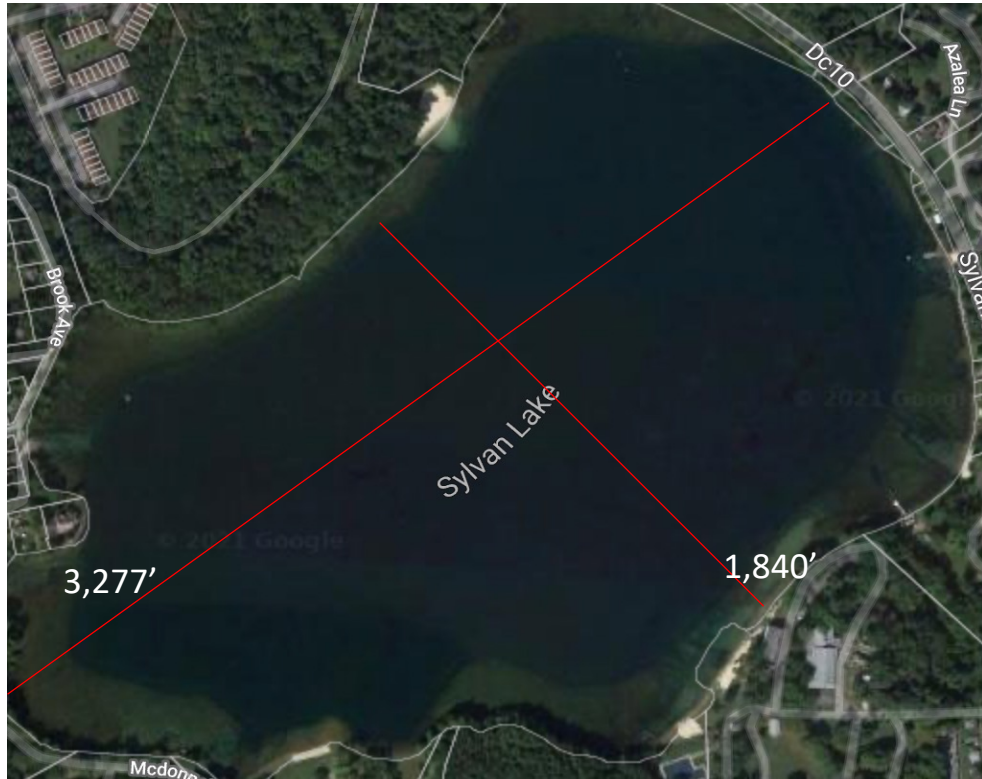
Proximity Map:



845.206.3667



+/- Dimensions:

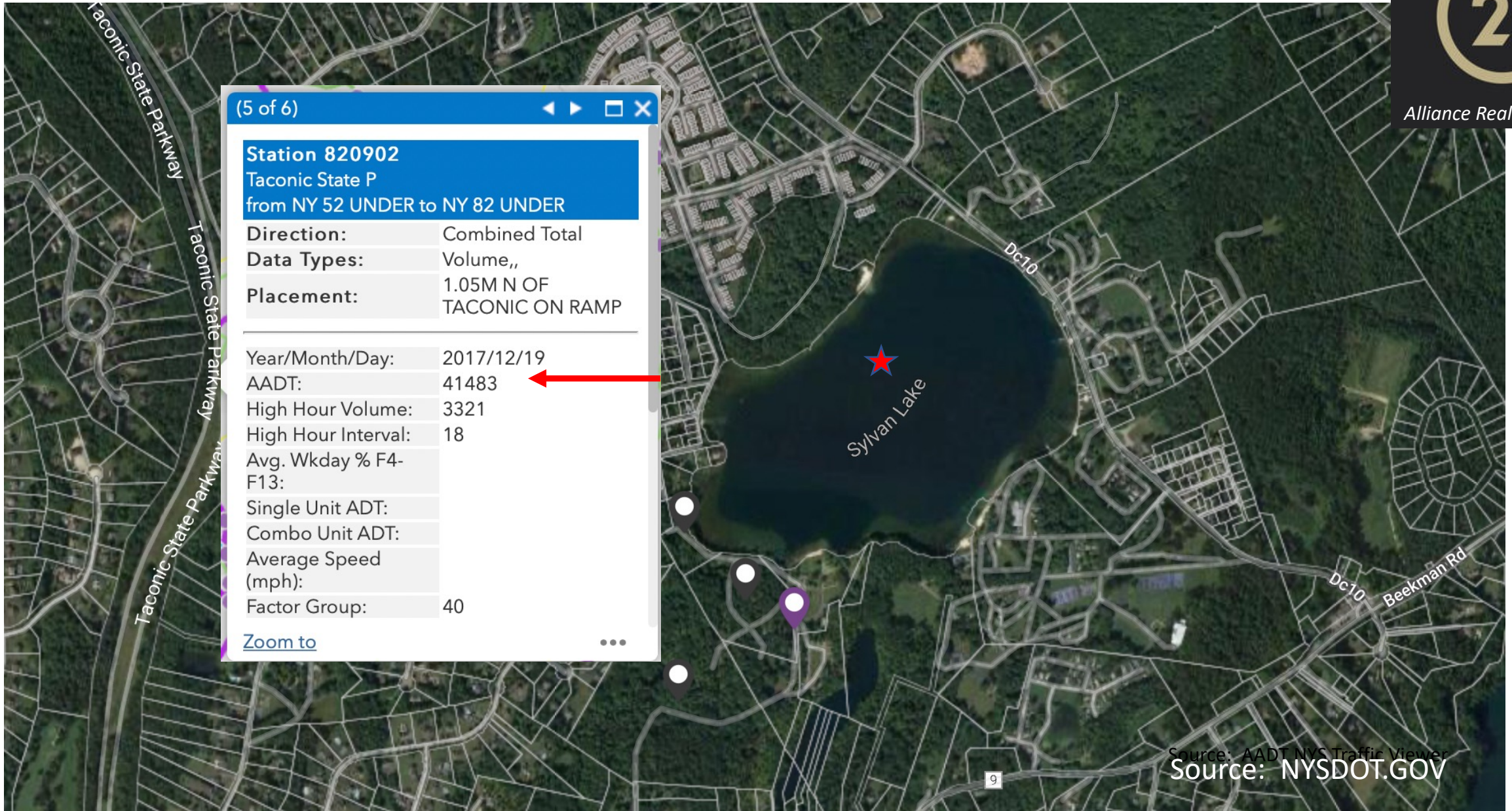


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Secluded Yet Close to Busy Taconic State Parkway



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Source: AADT NYS Traffic Viewer
Source: NYS DOT.GOV

Zoning:

Town of Beekman

Schedule A Schedule of Permitted Uses [Amended 11-4-2015 by Res. No. 11:04:15-11 (142); 12-2-2015 by L.L. No. 5-2015]

KEY:

P = Permitted

S = Special Permit

No entry means that the use is not permitted



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| Primary Land Use | R-135 | R-90 | R-45 | R-MH | PH | BH | HR | SC | TC | C-1 | C-2 | C-3 | LC | PUD |
|--|-------|------|------|------|----|----|----|----|----|-----|-----|-----|----|-----|
| Residential | | | | | | | | | | | | | | |
| Residential: accessory apartment | S | S | S | | S | S | | | | | | | | |
| Residential: dwelling, apartment house | | | | | S | | S | | S | | | | | |
| Residential: dwelling, condominium | P | P | P | | P | P | P | P | S | | | S | | |
| Residential: dwelling, mobile home | | | | P | | | | | | | | | | |
| Residential: dwelling, multiple-family | | | | | S | S | | | S | | | | | |
| Residential: dwelling, senior | | | | | S | S | S | | S | | | | | |
| Residential: dwelling, single-family (detached) | P | P | P | | P | P | P | P | | | | S | | |
| Residential: dwelling, townhouse | P | P | P | | P | P | P | P | S | | | S | | |
| Residential: dwelling, two-family | | | | | S | S | | | S | | | | | |
| Residential: ECHO unit | S | S | S | | S | S | | | | | | | | |
| Nonresidential, Commercial and Industrial | | | | | | | | | | | | | | |
| Accessory structure | P | P | P | P | P | P | S | S | P | P | P | P | | |
| Adult establishment | | | | | | | | | | | | S | | |
| Agriculture or farming | P | P | P | P | P | P | P | | | | | P | P | |
| Alternate-care facility or nursing home | S | S | S | | | | | | S | S | S | S | | |
| Animal hospital | | | | | | | | | S | S | S | | | |
| Art gallery or museum | | | | | | | | | S | S | S | | | |
| Assembly hall | | | | | S | S | | | S | S | S | | | |

For additional zoning details:

<https://www.dropbox.com/s/t1rktylqcyxfx7e/BE1259-155a%2BSchedule%2BA%2BPermitted%2BUses.pdf?dl=0>

Demographics:

Hopewell Junction, NY 12533

[More About this Neighborhood](#)

Median Estimated Home Value

[About this data](#)



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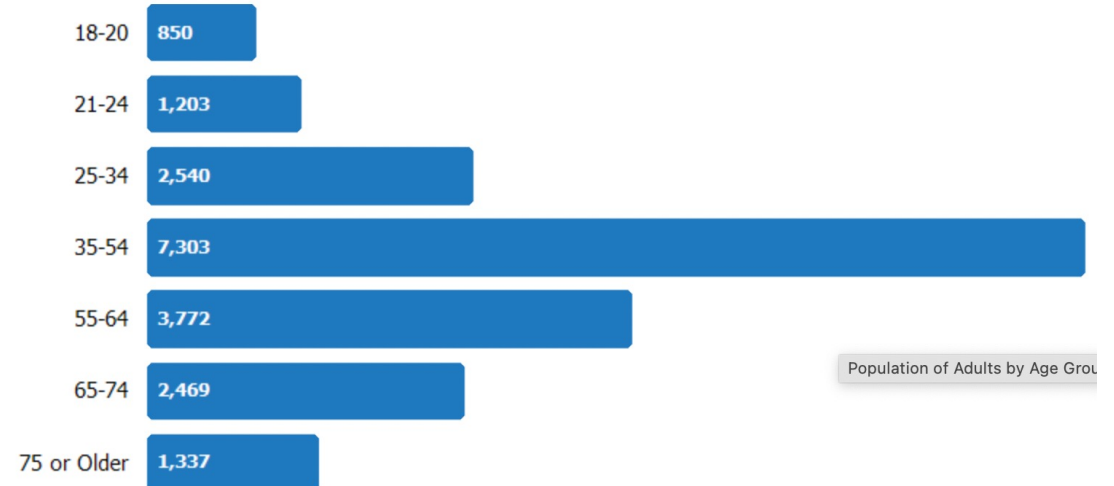
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At Least a College Education



Population of Adults by Age Group

[About this data](#)



Population of Adults by Age Group



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FOR MORE INFORMATION:

CONTACT:

John DeMarco

JOHNDEMARC0920@GMAIL.COM

845.206.3667



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