

***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*
- *65 Acre Camp and Beach Park*
- *101 RV Pad Sites: (86 with existing water,septic and power*
- *Tent Sites for Camping*
- *Pavilions and Charcoal Grills*

- *Swim, Boat, Fish, Grill, Camp and Enjoy*

- *Other Amenities Possible*

- *Zoning: Pre-Existing Use*

- *Park Ready RVs now "As of Right"*

- *Asking: \$2,975,000*

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 101 RV pad sites, 86 of which complete with power, potable water, and septic. There are also conveniently located Bath houses, and space for additional amenities. 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. Park Ready RVs now acknowledged as an As of Right use by the municipality.

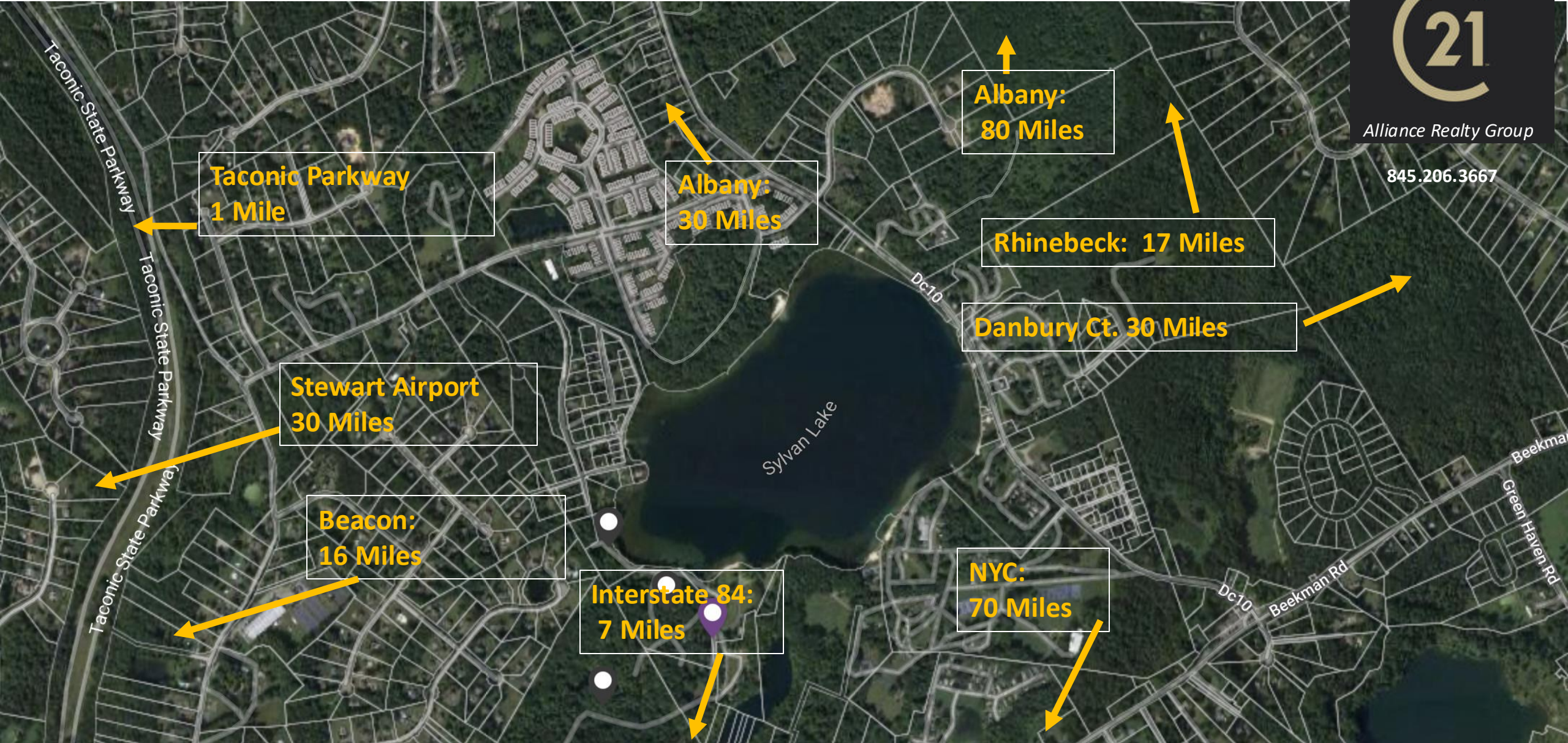


Proximity Map:

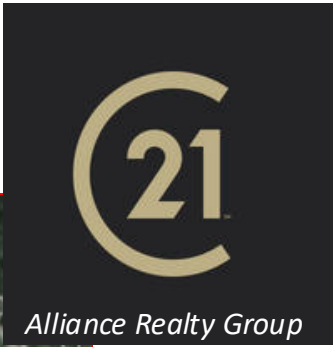
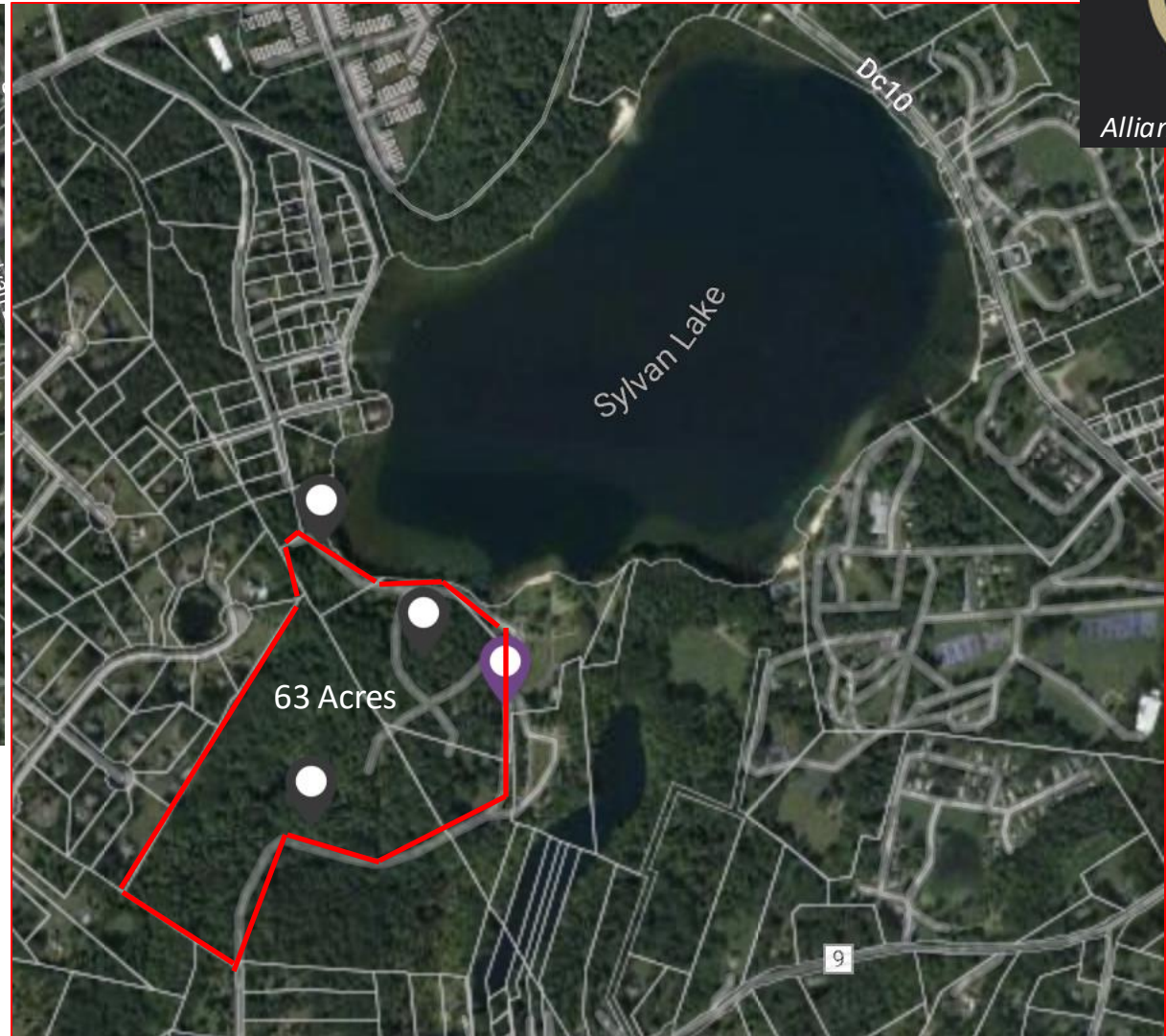


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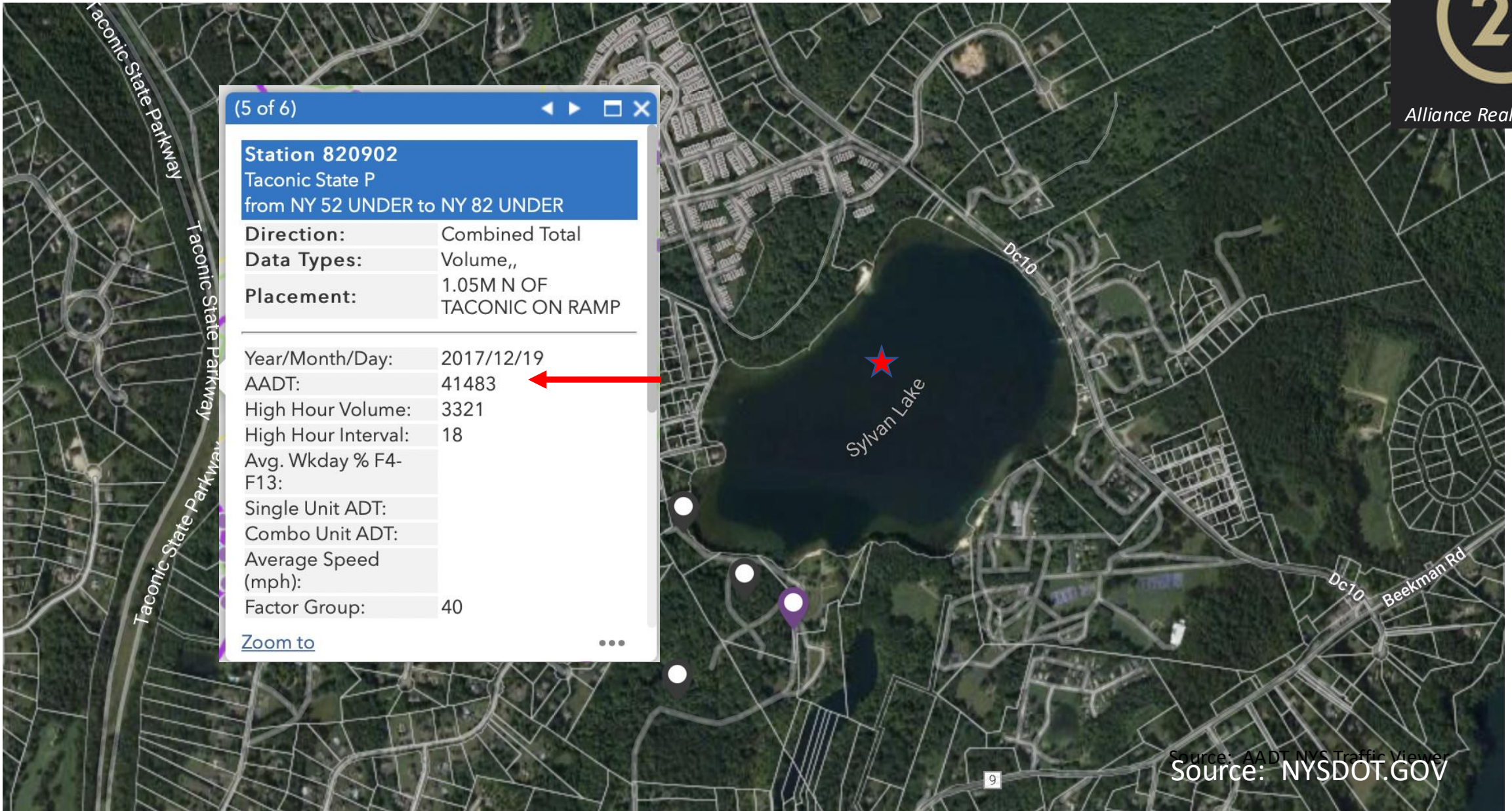
+/- Dimensions:



Secluded Yet Close to Busy Taconic State Parkway



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Source: AADT NYC Traffic Viewer
Source: NYSDOT.GOV

Zoning:

- RV Beach Park is a pre-existing (pre zoning) grandfathered use which has been in operation for over 50 years

- There has been recent acknowledgement by the Municipality that the definition of "pre-existing" includes:
 - 101 pad sites
 - 15 tent sites
 - 2 Bathing Facilities
 - Sports / Beach facilities building
 - Playground
 - Storage Buildings
 - Party / Entertaining Pavilion
 - Caretakers house
 - Approx 12 storage sheds



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Demographics:

Hopewell Junction, NY 12533

[More About this Neighborhood](#)

Median Estimated Home Value

[About this data](#)



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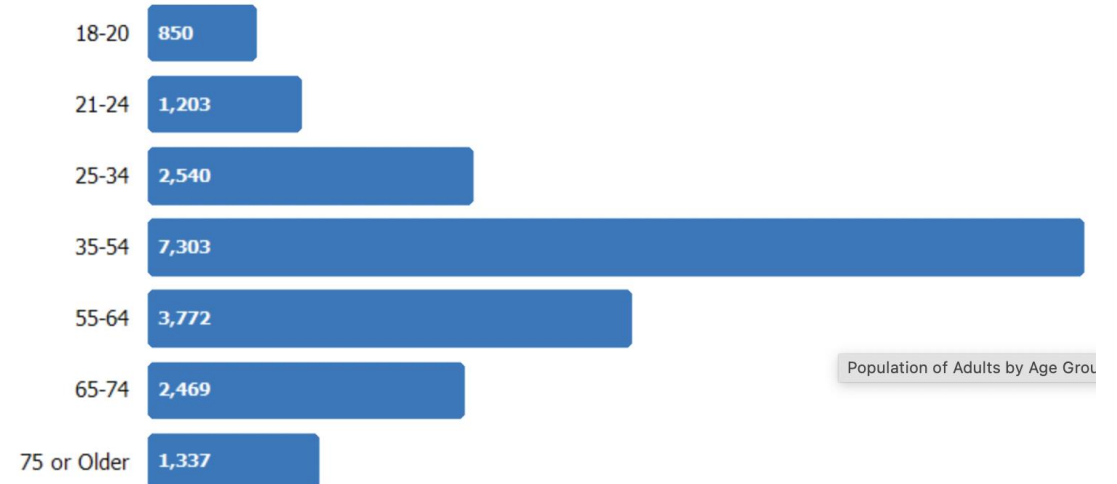
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At Least a College Education

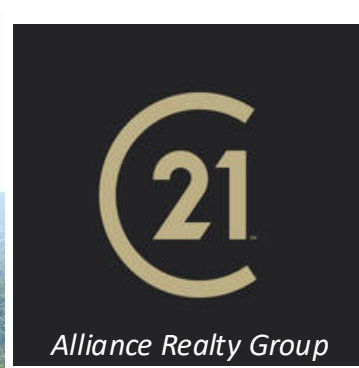


Population of Adults by Age Group

[About this data](#)



Population of Adults by Age Group



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FOR MORE INFORMATION:

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