

Harbor Meadows Subdivision
off NYS Route 3
Henderson, NY 13650

\$335,000
18.800± Acres
Jefferson County



Harbor Meadows Subdivision
Henderson, NY / Jefferson County

SUMMARY

Address

off NYS Route 3

City, State Zip

Henderson, NY 13650

County

Jefferson County

Type

Recreational Land, Undeveloped Land, Residential Property

Latitude / Longitude

43.839000 / -76.198000

Acreage

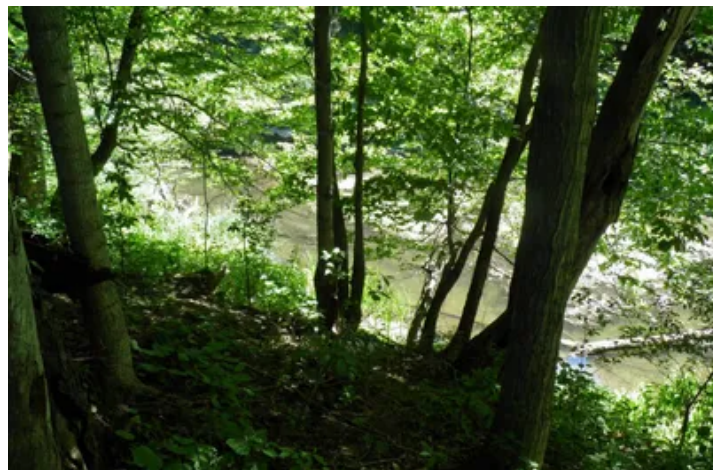
18.800

Price

\$335,000

Property Website

<https://www.landleader.com/property/harbor-meadows-subdivision-jefferson-new-york/31291>



PROPERTY DESCRIPTION

New York Country 10-Lot Subdivision with utilities, bordering salmon/trout stream For Sale:

Build the home of your dreams on a premier lot at this unique location known to locals as 'Harbor Meadows'. This portion of Harbor Meadows is a Town approved subdivision of 10 surveyed lots. This previous meadow/pasture was cleared, landscaped with evergreen trees and is ready to build upon. The terrain is relatively level and the soil beneath these lots is deep, giving homeowners the opportunity to consider a basement in their building plans. Five of the lots border Stony Creek with a combined total of ~1,400' of stream frontage. Access to the lots is via Harbor Creek Drive which ends at the southern border of the parcel. From there, a 60' Right-of-Way was surveyed for the construction of a future road and burial of water, sewer, cable, electric, high speed internet and telephone utilities. All of these utilities except sewer are currently buried alongside Harbor Creek Drive, their terminus being just inside the southern border of this parcel. The newly formed municipal sewer district will be operational by July of 2023.

Deed restrictions that will apply include: no mobile homes or doublewides, minimum 1,500 square feet of livable space, no further subdividing, no cutting of trees within 20' of adjacent lot boundaries without adjacent owner approval, no in-home businesses and a maximum of one unlicensed vehicle per lot. Harbor Creek Drive, off NYS Route 3, is a year 'round, hard packed stone road which was built to Town specifications. It is currently a private drive maintained by the seller. The seller agrees to maintain the existing road to the southern border of this parcel until January 1, 2025. At that time, a Homeowner's Association organized by the Seller in cooperation with the property owner(s) to address items such as road maintenance and snow plowing of Harbor Creek Drive will commence.

Stony Creek is one of the most attractive features of the subdivision offering a beautiful view, easy access (from some lots) and an incredible vantage point to observe the wild inhabitants (including deer, beaver, herons, fox, eagles, hawks and numerous songbirds to name a few) that utilize the resources of this area. The Creek is a 'Public Fishing Stream' which gives anglers the right to walk along the bank, for fishing only. The most popular fish species are Chinook (King) and Coho Salmon, Steelhead and Rainbow Trout. The predominate tree species along the bank of the creek include: hickory, basswood, sugar and red maple, red oak and hemlock.

The Harbor is the Heart of 'the Golden Crescent', the largest freshwater bay in the world. Fishing is plentiful including bass, perch, pike, bullhead, steelhead, lake trout and salmon. There is a public boat access site ~1 mile away off County Route 178 as well as boat docking and storage at the adjacent Harbors End Marina. More on the 'Henderson Harbor Region' may be found in a video of the property and surrounding area on our website. There are three popular State Parks within a 10-minute drive of the property. Southwick Beach and Westcott Beach are popular for camping and swimming, while Wehle offers over 14 miles of hiking and biking trails and over 3 miles of shoreline to explore. During the winter months, local residents enjoy ice fishing, snowshoeing, cross country skiing and snowmobiling on the Tug Hill plateau.

A home in 'Harbor Meadows' would make a comfortable and private seasonal recreational destination for a retired couple, or a great place to raise a family that appreciate a more secluded site in a rural area to enjoy the great outdoors of Northern New York. This is an exceptional building lot package, offered at an attractive price. If the purchaser is interested in other residential lots along Harbor Creek Drive and/or the commercially zoned lot along NYS Route 3, the seller will consider selling combinations at a reduced price and owner financing with 30% down for up to 5 years at 4% annual interest. Subject to seller credit approval. Buyer to pay legal fees for mortgage, deed and note if seller financing is approved.

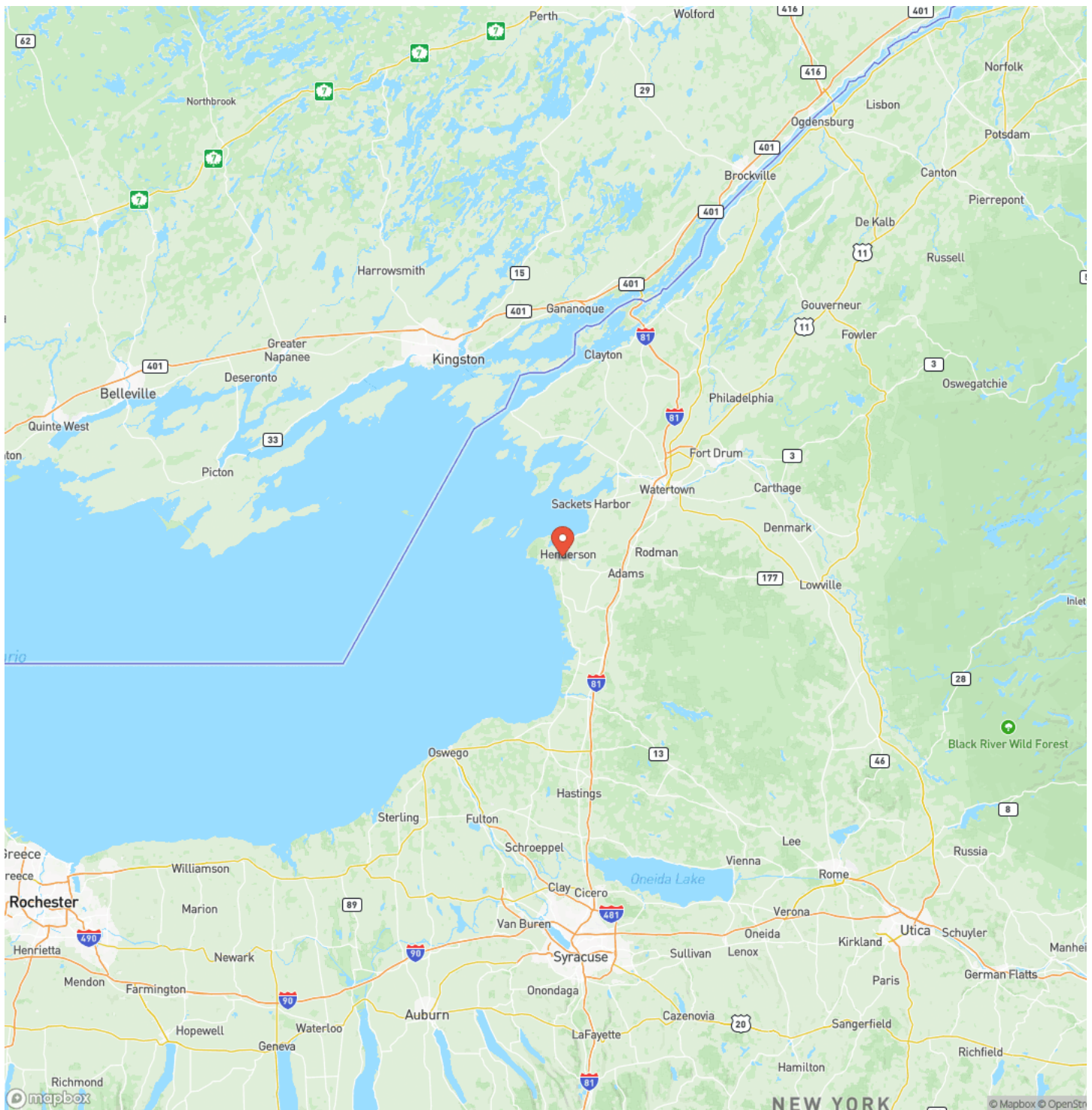
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Locator Map



Locator Map



Satellite Map



Harbor Meadows Subdivision
Henderson, NY / Jefferson County

LISTING REPRESENTATIVE

For more information contact:



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Dan Empie

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City / State / Zip

Lowville, NY 13367

NOTES

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MORE INFO ONLINE:

TimberlandRealty.net

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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