



Build Your Dream Home Here...

Twin Creeks in the Hudson Valley

Land Ownership: The American Dream

It's the basis of the world's wealth, the wellspring of life.

It is the source of food, it is legacy, sanctuary, security, investment and savings. It is a place to gather. It is a place to find oneself.

There are virtually no questions that the land does not answer.

Twin Creeks

A Waterfront Liquidation

In The Hudson Valley

82 private acres with approximately
one mile of water frontage
on the Esopus Creek & the Plattekill Creek

\$1,950,000

Location:

GPS Coordinates: 42° 01' 04.47" N, 73° 59' 41.24"W. Elevation: 175 feet

- 90 minutes from Manhattan
- 60 minutes from Albany
- 3.5 hours from Boston & Philadelphia
- 8.5 miles to Woodstock
- 11 miles to Rhinebeck & Red Hook
- 8 miles to Kingston
- 6 miles to Saugerties

Zoning:

Twin Creeks is in an R-30 district where primarily residential uses are allowed without a special use permit. Other uses are allowed such as multi family dwellings, home occupational uses, and day care facilities.

Taxes:

2024 Town & County: \$3,395.29

2023- 2024 Kingston City School: \$7,586.71

Total: \$10,982.00



[Google Map](#)

[TOWN ZONING](#)

Twin Creeks is 82 surveyed acres bordered on the north by Plattekill Creek and on the East by the Esopus Creek offering approximately one mile of water frontage. Plattekill Creek is a designated trout stream and is stocked with trout by the NT State DEC on an annual basis. Esopus Creek is deep enough for motorboats and docks are allowed. The property is entirely wooded consisting of a mix of oak, ash, birch and a few evergreen species. The terrain is level and soils mostly well drained with a few isolated wetland areas. A vast majority of the property lies within a low flood hazard area. There are numerous wood roads throughout providing easy access. The entrance to the property is currently gated which provides for an extra level of security and privacy. There are two very high producing wells on the property which would easily support numerous homes.

Twin Creeks Well Report

Well Information Summary

Prepared for

Twin Creeks Subdivision

Old Kings Highway, Town of Ulster, Ulster County, NY

September 2019

June 1972 – New Life campground to the north across the Plattekill Creek drilled a new well to the depth of 202 feet deep, this well at time of drilling is listed as having 18 gallons per minute. (see attached well log)

August 1985 – A new 6 inch well was drilled on the subject property to a depth of 205 feet. A 24 hour pump test was performed on this well showing the water table under this property could maintain a 95 gallon per minute capacity for a 24 hour period while monitoring a second well in the area to show it was not depleting that wells capacity. Nanco labs did a drinking water quality analyses on this well at that time to show it could be used as potable water. (see attached well logs)

October 2004 – Engineer David Rider surveyed 11 neighboring residence to the south about their wells. (See attached survey)

Summary of results

Well Depth – 120 – 188 feet, but many didn't know how deep their well was

Quantity – None of the 11 said they have a problem

Quality – Many used household treatment systems to treat hard water, Iron, Sulfur, and Methane gas

Samples were taken from 2 of the wells; 264 Old kings Hwy & 283 N. Brigham Lane (see attached results)

September 2005 - Gen-Tech prepared an analytical report of water samples taken at New Life Campground (see attached report)

DEC water well logs show a new well was drilled at 299 Brigham Lane tax map parcel 39.7-3-7 which abuts our property on the south. Well Depth 190 feet producing 15 gallons per minute.

Summary – Water on and around this property has been tested for both Quantity and quality over the past 35 years. The Doris Lane development has about 54 homes on approximately 46 acres all using individual wells and in the survey taken in 2004 no one mentioned having a quantity issue. We propose to put 21 homes on 82 acres, resulting in less than half the number of houses spread out on twice the acreage. Therefore we feel there should not be any issue with water for this proposed subdivision.



100 Year Flood Plain

Red Line- Property Boundary

Purple Line- Flood Plain
Boundary Line, the area in-
between is the Flood Plain

Hudson Valley

Twin Creeks is situated in the much sought after region of upstate New York known as the Hudson Valley described by Lonely Planet as “a real city break, with leafy drives, wineries and plenty of farm-to-table foodie options.” National Geographic Traveler named the Hudson Valley one of the top 20 must-see destinations in the world. This region is home to historic small towns offering shopping for goods made by local artisans and endless options for fresh farm products produced from the Valley’s fertile soils.

Arts and culture abound in the Hudson Valley. Stroll through art galleries, museums, preserves, conservancies or catch a performance or concert in one of many live music venues. Take a sip of a wine produced in the Hudson Valley, and you’ll taste a connection with the landscape surrounding you. The Hudson Valley was the first wine-producing region in the United States, and family-owned wineries still produce excellent vintages. More recently, dozens of breweries, cideries, and distilleries have opened taking local bounty and transforming it into artisanal beverages – from beer to bourbon, and mead to moonshine. More than 100 picturesque wineries, rustic breweries, and innovative distilleries await – take a tour, try a tasting, and experience Hudson Valley terroir.

Twin Creeks is truly a rare gem and has so much to offer even the most discriminating buyer. There simply aren’t many large estate sized parcels left in the Hudson Valley at any price.

Esopus Creek





THE HUDSON VALLEY

STEEPED IN HISTORY, NATURAL BEAUTY, & CULTURE



generations of
MEMORIES
handed down

Scenic rivers, waterfalls, wineries, farm-to-table dining, and endless nature trails and mountains for exploration.
All of this in your backyard.



Falls at Shaupeneak Ridge Park



National Geographic Traveler named
the Hudson Valley
as one of the top 20 MUST SEE destinations
IN THE WORLD

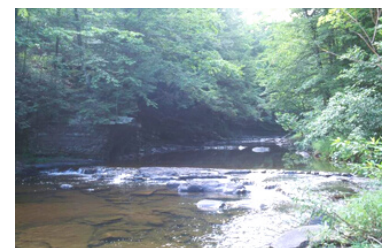


Esopus Creek

The Hudson Valley was the first wine-producing region in the United States. You'll taste a connection with the landscape surrounding you..



some of the best **CONVERSATIONS**
happen on
road trips



Plattekill Creek

TERMS OF SALE

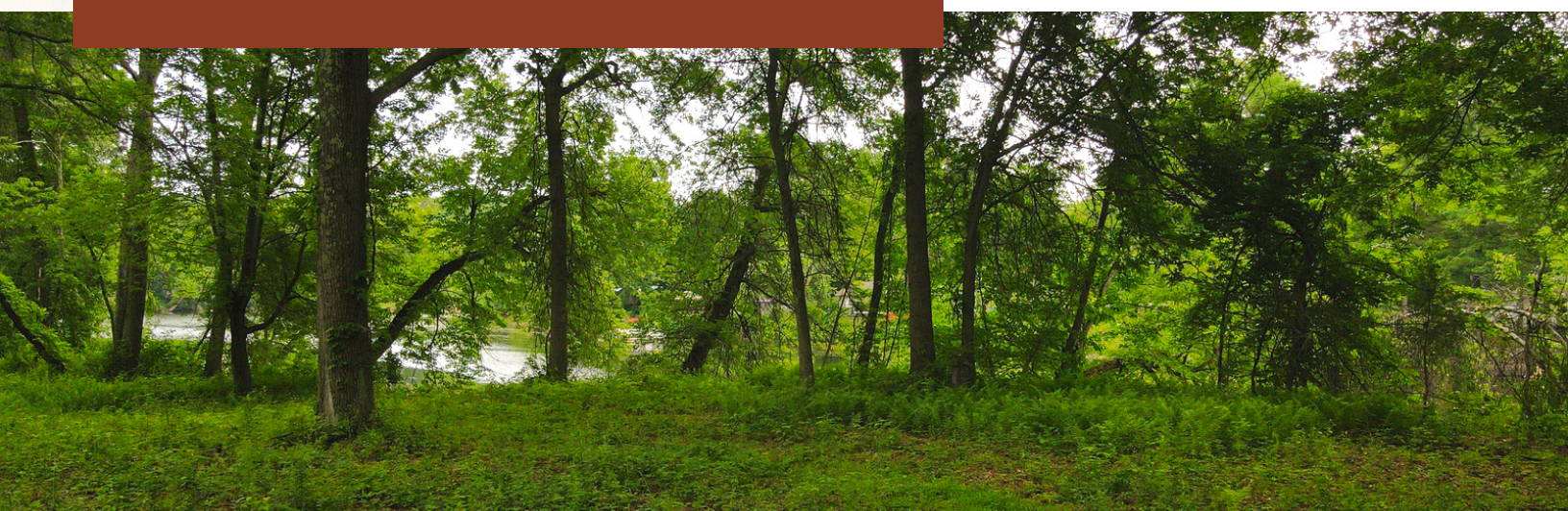
- A check or wire transfer payable to our attorney's escrow account for 10% of the purchase price is required to take a parcel off the market.
- A Sales Agreement must be executed by all parties involved.
- Must close within 30 business days from the contract date.
- Buyer must be pre-approved for financing or show proof of funds.

"We are so excited about buying this land & we know we couldn't have made it without you. Your great patience, kindness, & professional guidance made our buying experience so pleasant and hassle free!"

-Zongmin & Li

"It is a comfortable feeling to know that you stand on your own ground. Land is about the only thing that can't fly away."

- Anthony Trollope, novelist



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DELIVERING ON PROMISES FOR OVER 35 YEARS

- NY LAND & LAKES has built a stellar reputation in the communities in which we do business, for our stewardship of the land and our care in designing our properties.
- We have been helping people find their country land or investment for over 35 years.
- We are proud of maintaining our A+ rating with the BBB since 1997.
- We're known not only for our low pricing, but our Comprehensive Land Package that we give our buyers.
- Our expert staff guides you through the ins and outs of the land buying process, and are by your side every step of the way...before, during and after the sale.
- For us, it's never about a transaction. It's about having a meaningful relationship with our customers.



OUR GOAL IS SIMPLE:

To make your land-buying experience as uncomplicated, profitable and worry-free as possible.

