

# \$165,000 - 40 Reserve Way, Lagrangeville

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MLS® #821661

**\$165,000**

0 Bedroom, 0.00 Bathroom,  
Land on 6.29 Acres

N/A, Lagrangeville, NY

Don't miss out on this exceptional opportunity to own a prime 6.29-acre lot in a tranquil cul-de-sac setting! This cleared lot is approved for a four-bedroom home with BOHA (Board of Health Approval) already in place, meaning you can start building right away. The property boasts beautiful western views, ensuring stunning sunsets and abundant sunlight all day long.

A major advantage of this property is the work that has already been done. The septic pad, electric pedestal, and well are already installed, offering substantial savings for the new owner. These key infrastructure elements are in place, saving both time and money, and making this lot even more attractive.

This lot has road frontage on both Reserve Way and South Cross, providing excellent access and potential for privacy. It's ideally located for commuters, with quick access to Route 55 and the Taconic Parkway, while still offering a peaceful and serene environment. Additionally, the property is situated within the highly regarded Arlington School District, making it a perfect location.

Please note, the property cannot be subdivided, so you'll have the entire 6.29 acres to enjoy. Site plans and a survey available upon request for further details.

This is one of the finest lots currently available



in Lagrange offering a rare combination of location, completed infrastructure, and beautiful views. It's an opportunity you won't want to pass up!

**Essential Information**

|            |                  |
|------------|------------------|
| MLS® #     | 821661           |
| Price      | \$165,000        |
| Sold Price | \$165,000        |
| Date Sold  | March 10th, 2025 |
| Bathrooms  | 0.00             |
| Acres      | 6.29             |
| Taxes      | \$4,807          |
| Type       | Land             |
| Status     | Closed           |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 40 Reserve Way  |
| Subdivision | N/A             |
| City        | Lagrangeville   |
| County      | Dutchess County |
| State       | NY              |
| Zip Code    | 12540           |

**Amenities**

|           |                                        |
|-----------|----------------------------------------|
| Utilities | Cable Available, Electricity Available |
|-----------|----------------------------------------|

**Exterior**

|                 |                                           |
|-----------------|-------------------------------------------|
| Lot Description | Cleared, Cul-De-Sac, Level, Rolling Slope |
|-----------------|-------------------------------------------|

**School Information**

|            |                          |
|------------|--------------------------|
| District   | Arlington                |
| Elementary | Contact Agent            |
| Middle     | Union Vale Middle School |
| High       | Arlington High School    |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | February 6th, 2025 |
|-------------|--------------------|

Days on Market     11

**Listing Details**

Listing Courtesy of                      Houlihan Lawrence Inc.

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