



35 Rocann Drive
Rhinebeck, NY 12572
For Sale: \$1,350,000

Type:	Single Family
MLS#:	20252645
Square Footage:	0
Taxes:	\$8,565
Year Built:	2023

Incredible opportunity to build your dream home in Rhinebeck with a newly built modern cottage, essential infrastructure in place, and privately set on over 16 beautiful acres with seasonal mountain views. This unique offering includes a recently built cottage, architectural plans for the main residence, and new infrastructure ready to build upon, including a septic system, drilled well, and robust 600-amp underground electrical service. A long, winding driveway leads to the building site on a hilltop providing exceptional seclusion surrounded by protected woodlands and distant views of the Hudson Valley. A newly constructed 1 bed, 1 bath guest house serves as a bold introduction to the planned estate. Featuring dramatic pitched ceilings, dark wood siding, oak flooring, oversized windows, and a sun-filled open layout living area and kitchenette. Sliding glass doors open onto the wrap-around cedar porch framing spectacular views and stellar sunsets beyond the tree tops. The bright and highly functional space has been thoughtfully designed including a luxurious bath with rain shower, high end appliances, laundry, electric window shades and ample storage space. The property stands prepared for the creation of a masterful main residence, with board of health approval for 3 bedrooms and site specific architectural plans of a 3,912-square-foot modern home included in the sale. The proposed luxury design encompasses three bedrooms, three and a half bathrooms, grand rooms to entertain, plus an attached two-car garage, expansive patio, and a long gunite pool. Responding to its natural surroundings, the design incorporates sustainable elements such as geothermal heat pumps, locally-sourced materials and a Superior Walls foundation. Take the plans as they are or modify them to your liking before the next phase of completing construction documents and permitting with the Town of Milan. The sale price does not include building of the main structure. The property includes a conservation easement which protects the pristine surrounding land while offering significant tax benefits. With the lengthy process of planning and installing the essential infrastructure newly completed, this is a unique opportunity to build a private compound in one of Hudson Valley's most desirable areas. Located just minutes from Rhinebeck's refined dining, boutiques, and cultural venues, this idyllic property offers an exceptional canvas for creating your dream estate amid a spectacular landscape.

Listing Details

Asking Price: \$1,350,000	Taxes: \$8,565	Status: Active
Type: Single Family	MLS ID: 20252645	Last Update: 7/3/2025
Added: 6 Day(s) Ago		

Property Details

Address: 35 Rocann Drive	City: Rhinebeck	State: NY
Zip: 12572	County: Dutchess	Total Bedrooms: 1
Total Bathrooms: 1 full	Total Rooms: 3	Home Style: Contemporary
Siding: Frame	Year Built: 2023	

Location Details

Lot Size: 16.54 Acres	Lot Description: Landscaped, Private,	Driveway: Driveway
Water Front: No	Water Access: No	

School Details

School District: Red Hook	Elementary School: Mill Road - Grades
---------------------------	---------------------------------------