



**OTHER**

420 W Fulton Rd, West Fulton, NY 12194

**\$717,000**

<https://gristmillrealestate.com>

This creative endeavor will capture your imagination. Take over this successful business which is ready to go for the 2023 season. A very hands management involvement is best given the intimate and private environment of this hidden jewel. This private retreat is "glamping" (Glamorous Camping) at its best high in the Catskill Mountains alongside the Pantherkill Creek. Hidden forest has stream with low waterfalls, swimming holes, and eternal with well appointed tent cottages surrounded by forested peacefulness under the starry night sky. The stream nearby is wonderful for wading in its shallow pools and soaking beneath the low waterfalls, surrounded by ancient forest. Visit the website [www.campherehere.com] for a wonderful photographic visit to the property and enjoy the spacious wilderness all around. Featured in the Vogue article at: [ [www.vogue.com/article/the-here-here-catskills-retreat](http://www.vogue.com/article/the-here-here-catskills-retreat) ]; Featured also in the article in Remodelista at: [ [www remodelista.com/posts/groovier-glamping-camp-new-upstate-ny-getaway-couple-edition/](http://www remodelista.com/posts/groovier-glamping-camp-new-upstate-ny-getaway-couple-edition/) ]. Many activities are available in the area including hiking, organic farms, boutique retail, water activities, golf, antiques and flea markets, spelunking, auction houses all located within a short radius.

**Addendum:** Nine cottage platforms with eight new canvas cottages having double beds, tea kettle on the wood stove, comfortable rustic furniture, electricity, and Wi-Fi. Open air dining hall and bar offers locally sourced food prepared and cooked in a double hearth fireplace and served by a renowned chef. The bathhouse has private facilities and sumptuous cedar lined rainfall showers. There is a residential cabin on the property for live-in needs. Many activities are available in the area including hiking, organic farms, boutique retail, water activities, golf, antiques and flea markets, spelunking, auction houses all located within a short radius. Located in between Cooperstown, Oneonta or Delhi.

**MLS ID:** 20221514

**Status Category:** Active

**Zone:** Res1

**Year built:** 2018

**Bedrooms:** Ten+

**Full Baths:** Six

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Den Level:** 1

**Other 2 Level:** 1

**SqFt 2nd:** 160

**Listing Category:** Residential

**Area, sq ft:** 5250 sq ft

**Acreage:** 20

**Age:** 1-5

**Bathrooms:** 8

**Half Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 1

**Other 1 Level:** 1

**SqFt 1st:** 840

**Basement:** Piers, Slab

**Other Rooms:** Bedroom, Office, Workshop, Media Room

**Amenities:** Club House, Common Laundry, Play Area, Park, Gated Community

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Appliances:** Dryer, Indoor Grill, Oven-double, Range-built In, Washer

**Fireplace Description:** Free Standing, Stone, Wood

**Wood Stove:** Freestanding, Wood

**Flooring:** Ceramic, Mixed, Wood

**Fireplace Location:** Dining Room

**Miscellaneous Features:** Bar-wet, Ceiling-vaulted

## UTILITIES

**Heat Source:** Wood Assist

**Hot Water:** Propane

**Plumbing:** Mixed

**Sewer:** On Site, Septic-ingr.

**Heating Fuel:** Wood

**Water:** Drilled Well

**Electricity:** Circuit Breakers, Single Phase, 200 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway, Lot

**Style:** A-frame

**Construction:** Frame/stick, Masonry

**Siding:** Wood

**Roof:** Asph Shingle, Other

**Lot Features:** Adjacent To State Land, Landscaped, Private, Secluded, Slope-moderate, Wooded, Water Frontage

**Water Features:** Creek, Water Access, Water Front

**Additional Exterior Features:** Outside Lighting

**Lot:** 9

**Driveway:** Gravel

**Style:** Cabin, Chalet, Detached, Seasonal

**Color:** Natural Colors

**Porch:** Breezeway

**Other Buildings:** Guest House

**Views:** Mountain, Creek

**Handicap Accessible:** Yes

**Lot Dimensions:** 20 Ac

## LOCATION DETAILS

**Lot/Site:** Rural

**Directions:** Rt 30 For 6 Mi South Of Village Of Middleburgh In Schoharie Cty, To West On Cr4/w.fulton Rd. Then 1.5 Mi To Sign For "420" Property On North Side Of Road. Three Hour Drive From Nyc, Or 1-1/4 Hr From Albany, Or A 1-1/4 Hr From Hudson Amtrak.

**County:** Out Of County

## LISTED BY

**Office Name:** Four Seasons Sotheby's Int'l-k

**Agent Last Name:** Chase

**Agent First Name:** Sherret



### Contact us

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