

https://gristmillrealestate.com

\$579,000

Just a Hop, Skip, and Jump to the Ski Slopes! Well maintained home and business in Hunter for 37 years! Live and Work from home in this beautiful 2 bedrooms, 1 bathroom, and 3 1/2 baths. Both Living Room, Dining, and Kitchen are combined so one can enjoy a book in front of the fireplace while a pot of soup is brewing on the stove. All mechanicals are maintained: Boiler 25 years old, Central Air Condition 25 years old, Generator 3 years old. Heating is Oil. Metal roof 10 -15 years old. There are three stages in construction with this property: front part of building was built in 1985; Middle part is approximately 50 years old; Back part of the building which includes the attic, basement and crawl space is 30 years old.

Addendum: Freshly painted and carpeted rooms can be used as bedrooms for guests. The waiting room measurement is 19.7 feet by 9.5 feet. Receptionist area is 9.10 feet by 6 feet. So much potential awaits this property---continue as a dentist office, or a medical practice; real estate office, attorney etc. Close to Restaurants, Pubs, Breweries and Hunter Mountain, Windham.

MLS ID: 20223778 Status Category: Active Zone: 1 Survey: Y Age: 21-40 Bathrooms: 4 Half Baths: Three Dining Room Level: 1 Bedroom 1 Level: 1 Den Level: 1 Other 2 Level: 1 Living Room Room Size: 20' X 22.7' Den Room Size: 18.3'x11.2' Bedroom 2 Room Size: 15'x13' Other Room 2 Size: 7.10 X 11

Attic: Finished, Walk Up, Other/see Remarks, Stand Up

Amenities: Bus Route

Listing Category: Residential Area, sq ft: 4348 sq ft Acreage: 0.22 Year built: 1985 Bedrooms: Two Full Baths: One Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 1 Other 1 Level: 1 SaFt 1st: 4348 Kitchen Room Size: 17.8' X 8' Bedroom 1 Room Size: 18'x11' **Other Room 1 Size:** 9'.8 X 9.10 Basement: Crawl, Finished, Full, Partial, Other/see Remarks, Sump Pump, Concrete Floor Other Rooms: Finished Attic, Florida Sun Room, Office, Utility Room, Main Bedroom, First Floor Bedroom

Date added: Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Cabinets Wood

Flooring: Carpet, Ceramic, Concrete, Linoleum, Vinyl Fireplace Location: Living Room Miscellaneous Features: Ceiling-vaulted

UTILITIES

Heat Source: Baseboard, Heat Pump, Hot Water Hot Water: Oil Plumbing: Copper Sewer: Municipal

EXTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Whole House Filter System

Fireplace Description: Wood

Cooling/Air Conditioning: Ceiling Fan, Central

Additional Interior Features: Insulated Doors, Storm Windows, Insulated Windows, Walk In Closets, Skylights, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

Heating Fuel: Electric, Oil, Propane Water: Municipal Electricity: 200 Amps, Generator Hook Up, Stand By Generator

Garage/Parking Extras: Driveway, Lot-paved, Off Street Style: Ranch Construction: Frame/mod Siding: Vinyl Roof: Metal Views: Mountain, Creek Additional Exterior Features: Stand By Generator, Fenced Full, Storm Windows, Outside Lighting, Chain Link

Lot: 1.2

LOCATION DETAILS

Area/Town: Greene

Lot/Site: Hamlet/village

Directions: Nys -87 To Exit 21 Toward Ny-23 Cairo/greenville. Merge Onto Ny-23 W Keep Left To Stay On Ny-23w. Turn Left Onto County Road 65 Then Left Onto Ny-296 S. Turn To Stay On Ny-296 S. Turn Left Onto Main Street House On Right!

LISTED BY

Office Name: Win Morrison Realty-k

Agent Last Name: Shumway

Driveway: Blacktop Style: Ranch Color: Yellow Porch: Deck, Screened Porch Other Buildings: Shed Water Features: Seasonal Lot Dimensions: 0.22

School District: Hunter-tannersville County: Greene County

Agent First Name: Kathy Ann



Contact us Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901 gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

