



## ROCHESTER

1375 Berme Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$375,000**

Circa 1920 Farmhouse conveniently located on a quiet street. 3 BR 1.5 BA completely renovated in 2020. updated electric to 200 amp, high efficient boiler. Full walkout basement. Large private backyard. Enclosed wrap around porch. 1.5 hours from Manhattan...1 hr 40 min from GWB 2 hrs from Brooklyn Br. Great for Air B and B or rental or primary residence or second home. Close to Minewaska State park and Lake Minewaska, Awosting Falls, Stomy Kill Falls, Rail Trail, Kelder Farms for apple picking. LOW TAXES!

**MLS ID:** 20230408

**Status Category:** Active

**Zone:** Res

**Year built:** 1920

**Bedrooms:** Three

**Full Baths:** One

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**SqFt 1st:** 672

**Basement:** Full, Walk Out, Unfinished

**Listing Category:** Residential

**Area, sq ft:** 1344 sq ft

**Acreage:** 0.67

**Age:** 100-200

**Bathrooms:** 2

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 2nd:** 672

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Mixed, Wood

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Cooling/Air Conditioning:** Ceiling Fan

## UTILITIES

**Heat Source:** Baseboard

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** 1

**Heating Fuel:** Propane

**Plumbing:** Mixed, Aqua-pex

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Style:** Farm House

**Porch:** Enclosed Porch

**Lot Features:** Level, Meadow

**Lot:** 44

**Garage/Parking Extras:** Driveway

**Style:** Two Story

**Construction:** Frame/stick

**Roof:** Asph Shingle

**Lot Dimensions:** .67

## LOCATION DETAILS

**Area/Town:** Rochester

**County:** Ulster County

**School District:** Rondout Valley Schools

**Directions:** Rt 209 S To Lt At 42nd St To Rt On Berme Rd  
House On Rt

## LISTED BY

**Office Name:** Century 21 Alliance-np

**Agent Last Name:** Knowles

**Agent First Name:** Ron



### Contact us

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