

ROCHESTER

1375 Berme Rd, Kerhonkson, NY 12446

\$375,000

https://gristmillrealestate.com

Circa 1920 Farmhouse conveniently located on a guiet 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 parkand 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

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Mixed, Wood

UTILITIES

Heat Source: Baseboard Water: Drilled Well Electricity: 200 Amps

Utility Level: 1

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 2 years ago

Appliances: Dishwasher, Dryer, Microwave, Range,

Refrigerator, Washer

Cooling/Air Conditioning: Ceiling Fan

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

LOCATION DETAILS

Area/Town: Rochester **County:** Ulster County

LISTED BY

Office Name: Century 21 Alliance-np

Agent Last Name: Knowles

Garage/Parking Extras: Driveway

Style: Two Story

Construction: Frame/stick

Roof: Asph Shingle **Lot Dimensions:** .67

School District: Rondout Valley Schools

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

House On Rt

Agent First Name: Ron



Phone:

