



OTHER

452 Perch Pond Rd, Nineveh, NY 13813

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\$649,800

On a Clear Day...Yes, Streisand sang it best! This exceptional location & property lives up to the tune. Perfectly perched on 79.25 pristine acres with 30+ mile views set the stage for privacy, peace & relaxation. With 274' of lake frontage on Perch Pond this property is delightfully diverse. Swim, fish, row your boat or just float your troubles away. A Ranch Style home with views from every room featuring a full finished walk out lower level, this home will have you at the threshold. 3 BR's, LR/DR combo, additional Family Room, Country Kitchen, 3 Full Baths, 2 enclosed sunrooms accented by breathtaking vistas, mudroom + hobby room. Beneath the wall-to-wall carpeting lies hardwood flooring. Abundant storage too! Attached garage + a huge 6 Bay 36X60 Barn with a 15X50 addition! Stonework frames a decorative waterfall as 2 spring fed ponds embellish the landscape. This property offers so much quality & charm, you must see it for yourself. And while you're there.... you can see forever & ever & ever more.

MLS ID: 20230739

Status Category: Active

Zone: R

Year built: 1970

Bedrooms: Three

Full Baths: Three

Dining Room Level: 1

Family Room Level: B

Bedroom 2 Level: 1

Basement Level: B

Other 2 Level: B

SqFt 2nd: 1940

Attic: Stair/crawl, Stand Up, Walk In

Status: [4](#)

Date added: Added 1 year ago

Listing Category: Residential

Area, sq ft: 2694 sq ft

Acreage: 79.25

Age: 41-60

Bathrooms: 3

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Other 1 Level: 1

SqFt 1st: 754

Basement: Finished, Full, Other/see Remarks, Walk Out

Other Rooms: Office, Utility Room, Workshop, Other/see Remarks, Main Bedroom, First Floor Bedroom

Total Rooms: 13

INTERIOR FEATURES

Kitchen Description: Country

Appliances: Dishwasher, Dryer, Exhaust Fan, Oven-built In, Range, Range Hood, Refrigerator, Washer, Other/see Remarks

Flooring: Carpet, Ceramic, Hardwood, Vinyl, Other/see Remarks

Fireplace Location: Living Room

Miscellaneous Features: Ceiling-beamed

Fireplace Description: Gas, Propane, Stone

Cooling/Air Conditioning: Central

Additional Interior Features: Insulated Doors, Insulated Windows, Skylights, Master Bath, Sliding Glass Doors, Sauna/steam Room, Whirlpool Tub, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Hot Water, Stand By Generator

Hot Water: Propane

Plumbing: Copper

Sewer: Septic-ingr.

Heating Fuel: Propane

Water: Drilled Well

Electricity: Circuit Breakers, 200 Amps, Stand By Generator

Utility Level: B

EXTERIOR FEATURES

Garage Type: Garage Attached

Driveway: Gravel

Style: Ranch, Raised Ranch

Color: Tan

Porch: Deck, Open, Patio

Other Buildings: Additional Garage, Barn, Shed, Workshop

Views: Meadow, Mountain, Water, Panoramic, Lake

Additional Exterior Features: Stand By Generator, Waterfall Garden, Landscaped, Fence, Fully Fenced

Lot: 12

Garage/Parking Extras: Barn, Driveway, 2-car

Style: Raised Ranch

Construction: Frame/stick, Other/see Remarks

Siding: Cedar

Roof: Asph Shingle, Other

Lot Features: Landscaped, Level, Meadow, Pond, Private, Secluded, Wooded, Water Frontage

Water Features: Boat Dock, Lake, Pond, Water Front

Lot Dimensions: 2949 X 1870

LOCATION DETAILS

Lot/Site: Rural

Directions: From Walton, Ny; 206w To Left Onto Corbin Rd To County Rd 39 Follow To E Main St Afton, To Ny-41 S To Bettsburgh Rd In Nineveh, Right Onto Bettsburgh Rd. Follow To 452 Perch Pond Rd.

County: Out Of County

LISTED BY

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