

OTHER

452 Perch Pond Rd, Nineveh, NY 13813

\$649,800

https://gristmillrealestate.com

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

Year built: 1970

Status Category: Active

Zone: R

Bedrooms: Three
Full Baths: Three
Dining Room Level: 1
Family Room Level: B
Bedroom 2 Level: 1
Basement Level: B
Other 2 Level: B

Attic: Stair/crawl, Stand Up, Walk In

Status: 4

SqFt 2nd: 1940

Date added: Added 2 years ago

INTERIOR FEATURES

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

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 Lot Dimensions: 2949 X 1870

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

LOCATION DETAILS

Lot/Site: Rural County: Out Of County

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.

LISTED BY

Office Name: Callahan Catskill Real Estate Agent First Name: Joanne

Agent Last Name: Callahan



Contact us

Phone:

