



**GREENE**  
278 Co Rd 13, Prattsville, NY 12468

**\$439,000**

<https://gristmillrealestate.com>

Are you ready for your own Catskill Mountain getaway? Come take a look at this picturesque 3-acre retreat! Enjoy beautiful mountain views from the large deck that overlooks a lush lawn and crystal-clear stream. Inside you'll find walls wrapped with pine, gleaming wood floors, two fireplaces for cozy nights by the fire, and an inviting kitchen/dining room layout. Plus you can opt to negotiate the furnishings and move right in making this a turn-key opportunity! Thoughtfully laid out with a first floor primary ensuite plus two additional bedrooms and two full bathrooms, this home is perfect for those looking for some peace & quiet in nature but still want all of life's modern conveniences. Whether it's skiing, hiking, golfing, mountain biking or enjoying the many festivals in the area, there's something here perfect for everyone. Don't miss out on this amazing opportunity - contact us today to schedule a viewing before it's gone! Buried oil tank. Don't miss out - call today to schedule your private viewing!

**MLS ID:** 20230818

**Status Category:** Active

**Zone:** Res

**Year built:** 1970

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 1284

**Date added:** Added 10 months ago

**Listing Category:** Residential

**Area, sq ft:** 1512 sq ft

**Acreage:** 3

**Age:** 41-60

**Full Baths:** Two

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Basement:** Full

## INTERIOR FEATURES

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

**Fireplace Description:** Brick, Wood

**Wood Stove:** Wood

**Flooring:** Carpet, Ceramic, Wood

**Fireplace Location:** Dining Room, Living Room

## UTILITIES

**Heat Source:** Baseboard, Hot Water

**Hot Water:** Electric

**Heating Fuel:** Oil

## EXTERIOR FEATURES

**Style:** Cape

**Siding:** Vinyl

**Water Features:** Stream

**Lot:** 24

**Style:** Cape

**Views:** Mountain, Water

**Lot Dimensions:** 0000x0000

## LOCATION DETAILS

**Area/Town:** Greene

**County:** Greene County

**School District:** Hunter-tannersville

**Directions:** Route 23a To Route 13. House Is On The Right.

## LISTED BY

**Office Name:** Coldwell Banker Village Greenw

**Agent First Name:** Regina

**Agent 2 First Name:** Aaron

**Office 2 Name:** Coldwell Banker Village Greenw

**Agent Last Name:** Tortorella

**Agent 2 Last Name:** Perer



### Contact us

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