

OLIVE

3040 NY-28, Shokan, NY 12481

\$400,000

https://gristmillrealestate.com

VICTORIAN WITH HISTORY IN THE CATSKILLS! This beautiful home sits nicely back from the road, across the rail trail. Original hardwood floors, pocket doors, vaulted ceilings, large windows, original moldings and trims. Live-in the two bedroom ranch while complete renovations or rent out for extra income. This property is zoned both commercial and residential which could be used as a Bed and Breakfast, Airbnb, antique shop or simply for an individual who works from home. Further, a mediation retreat, spa, gallery, or yoga studio the potential is endless!

Addendum: Steps to bike store, rail trail and 15 minutes to Reservoir. Head to the Slopes during the winter months for skiing. Enjoy fishing along the babbling creeks in the Catskills during the summer months. Close to convenient stores, shops, restaurants and pubs.

MLS ID: 20230852

Status Category: Active

Zone: 2 Survey: Y **Age:** 100-200 Bathrooms: 3 Half Baths: One

Dining Room Level: 1 Family Room Level: 1Bedroom 2 Level: 2 Bedroom 4 Level: 2 Other 2 Level: 3

Living Room Size: 14.4 X11.10 Kitchen Room Size: 16.3 X 20.7 Bedroom 1 Room Size: 12.2 X 13.1 Bedroom 3 Room Size: 12.4 X 8.7 **Other Room 1 Size:** 12.1 X 9.8

Basement: Dirt, Full, Bilco Door Access, Concrete Floor,

Other Rooms: Office, Utility Room

Total Rooms: 6

Listing Category: Residential

Area, sq ft: 3546 sq ft

Acreage: 0.92 Year built: 1915 **Bedrooms:** Six Full Baths: Three Living Room Level: 1 Kitchen Level: 1 **Bedroom 1 Level: 2 Bedroom 3 Level: 2** Other 1 Level: 3

SqFt 1st: 1431

Family Room Room Size: 11.1 X 17.4 **Dining Room Room Size:** 15.7 X 11.1 Bedroom 2 Room Size: 16.2 X 8.6 Bedroom 4 Room Size: 13.0 X 11.1 **Other Room 2 Size:** 11.7 X 13.0

Attic: Pu Dw

Amenities: Bus Route

Date added: Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Eat In **Appliances:** Range, Refrigerator

Flooring: Hardwood, Vinyl Miscellaneous Features: Ceiling-vaulted

Additional Interior Features: 9 Ft. Ceilings

UTILITIES

Heat Source: Baseboard, Hot Water **Heating Fuel:** Oil

Hot Water: Oil Water: Drilled Well Electricity: 200 Amps Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached Garage/Parking Extras: Driveway, Off Street, 2-car

Driveway: Dirt, Gravel **Style:** Victorian

Style: Ranch, Victorian **Construction:** Frame/mod, Masonry

Color: White Siding: Wood
Porch: Open Roof: Asph Shingle

Other Buildings: Additional Garage, Additional Living Unit, Lot Features: Level, Public Rail Trail

Shed

Lot Dimensions: 204 X 194 Lot: 24

LOCATION DETAILS

Area/Town: Olive School District: Onteora Central

Lot/Site: Rural County: Ulster County

Directions: From Nys-87 Exit 19 Merge Onto Route 28 West. Continue For Approximately 10 Miles House On Right Across

From Rail Trail.

LISTED BY

Office Name: Win Morrison Realty-k Agent First Name: Kathy Ann

Agent Last Name: Shumway



