



**OLIVE**  
3040 NY-28, Shokan, NY 12481

<https://gristmillrealestate.com>

**\$400,000**

**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 meditation 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:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 2 Level:** 3

**Living Room Room Size:** 14.4 X 11.10

**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, Unfinished

**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 10 months ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Hardwood, Vinyl

**Additional Interior Features:** 9 Ft. Ceilings

## UTILITIES

**Heat Source:** Baseboard, Hot Water

**Hot Water:** Oil

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Dirt, Gravel

**Style:** Ranch, Victorian

**Color:** White

**Porch:** Open

**Other Buildings:** Additional Garage, Additional Living Unit, Shed

**Lot Dimensions:** 204 X 194

## LOCATION DETAILS

**Area/Town:** Olive

**Lot/Site:** Rural

**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 Last Name:** Shumway

**Appliances:** Range, Refrigerator

**Miscellaneous Features:** Ceiling-vaulted

**Heating Fuel:** Oil

**Water:** Drilled Well

**Sewer:** Septic-ingr.

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

**Style:** Victorian

**Construction:** Frame/mod, Masonry

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Level, Public Rail Trail

**Lot:** 24

**School District:** Oteora Central

**County:** Ulster County

**Agent First Name:** Kathy Ann



### Contact us

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