

SHANDAKEN

1 Mullen Rd, Shandaken, NY 12480

\$220,000

https://gristmillrealestate.com

Unique opportunity to restore and reimagine a unique 1930s fieldstone house in the beautiful Catskills. Bring your vision to this 3-bedroom, 2-bath home close to historic Woodstock, tubing in Phoenicia, and skiing at Belleayre and Hunter. The first floor features two great fireplaces. One is in the large living room with a built-in bookcase. The second anchors the spacious kitchen and formal dining area. Tall windows let in plenty of light and provide views of the forest. One set of stairs off the living room leads to a level with three generous bedrooms and both baths. (One bedroom and one bathroom need to be completed.) A second set of stairs from the living room lead directly to the top floor, with a sauna and an unfinished bonus room that could serve as an additional bedroom or a den, office, yoga-exercise room, or studio. The deck accessible from the top level could be removed or rebuilt. Various systems need work, as does the roof. Priced accordingly. Home being sold in "As Is" condition. Desirable location. Intriguing possibilities.

MLS ID: 20231474

Status Category: Pending

Zone: R1.5

Year built: 1930 **Bedrooms:** Three

Living Room Level: 1 Kitchen Level: 1

Bedroom 2 Level: 1

Den Level: 2

Living Room Room Size: 31x16 **Dining Room Room Size:** 13x13 **Bedroom 1 Room Size:** 12x12 **Bedroom 3 Room Size:** 12x12

Other Rooms: Den

Date added: Added 2 years ago

Listing Category: Residential

Area, sq ft: 3399 sq ft

Acreage: 1.03 Age: 61-100 Full Baths: Two

Dining Room Level: 1 Bedroom 1 Level: 1 **Bedroom 3 Level:** 1

SqFt 1st: 2226

Kitchen Room Size: 14x12 Den Room Size: 20x20

Bedroom 2 Room Size: 12x12

Basement: Full Amenities: Sauna

INTERIOR FEATURES

Flooring: Hardwood

Fireplace Location: Dining Room, Living Room

Fireplace Description: Stone

Miscellaneous Features: Ceiling-vaulted

UTILITIES

Heat Source: Forced Air **Water:** Drilled Well **Electricity:** 200 Amps

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Gravel

Construction: Frame/stick, Stone

Porch: Open

Lot Features: Wooded Lot Dimensions: 44867

LOCATION DETAILS

Area/Town: Shandaken **County:** Ulster County

LISTED BY

Office Name: Halter Associates Realty

Agent First Name: Gary
Agent 2 First Name: Judith

Heating Fuel: Electric, Propane

Plumbing: Mixed **Sewer:** Septic-ingr.

Garage/Parking Extras: Driveway, Off Street, 1-car

Style: Stone Siding: Stone

Roof: Asph Shingle, Slate

Views: Mountain

Lot: 40

School District: Onteora Central

Directions: From Kingston, Take Ny-28 To Left On Golf Course Road. After 0.2 Mile, Turn Right On Mullen Road. Property On Left. Please Park In Front Of First Garage On The Left. Do Not Block Neighbor's Access. If Need More Space, Open Up The

Garage And Park There.

Office 2 Name: Halter Associates Realty

Agent Last Name: Heckelman
Agent 2 Last Name: Steinfeld



