



**SHANDAKEN**  
1 Mullen Rd, Shandaken, NY 12480

<https://gristmillrealestate.com>

**\$220,000**

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 10 months 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

**Heating Fuel:** Electric, Propane

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Construction:** Frame/stick, Stone

**Porch:** Open

**Lot Features:** Wooded

**Lot Dimensions:** 44867

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

**Style:** Stone

**Siding:** Stone

**Roof:** Asph Shingle, Slate

**Views:** Mountain

**Lot:** 40

## LOCATION DETAILS

**Area/Town:** Shandaken

**County:** Ulster County

**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.

## LISTED BY

**Office Name:** Halter Associates Realty

**Agent First Name:** Gary

**Agent 2 First Name:** Judith

**Office 2 Name:** Halter Associates Realty

**Agent Last Name:** Heckelman

**Agent 2 Last Name:** Steinfeld



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

