

## **DELAWARE**

310 Denver Run Rd, Roxbury, NY 12474

\$399,000

https://gristmillrealestate.com

Escape to a charming cabin in the woods at Roxbury Run, where you'll find peace and tranquility on four serene private acres. This rustic retreat boasts a Fieldstone fireplace, perfect for cozy nights in, and an open kitchen ready for your culinary creations. Enjoy the beauty of the outdoors from the three-sided deck, where you can relax and soak up the sights and sounds of nature. With three bedrooms and one bath, there's plenty of room for family and friends to come and stay. This home comes with an adjacent parcel of land for added privacy. This property is also eligible for membership to the Roxbury Run Country Club with all the amenities offered!! Less than 20 mins to Belleayre Mountain Ski Center and only 9 mins to to Pakatakan Farmers Market Come experience the magic of this idyllic cabin in the woods and make memories that will last a lifetime.

**MLS ID:** 20231873

Status Category: Pending

Zone: 1 Survey: Y Age: 41-60 Full Baths: One

Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 1

Date added: Added 2 years ago

UTILITIES
Utility Level: 1

## **EXTERIOR FEATURES**

Style: Chalet

**Lot:** 22

**LOCATION DETAILS** 

**Area/Town:** Delaware **County:** Delaware County

**Listing Category:** Residential

Area, sq ft: 1152 sq ft

Acreage: 4.11
Year built: 1968
Bedrooms: Three
Living Room Level: 1
Kitchen Level: 1

Bedroom 1 Level: 2 SqFt 1st: 768

Lot Dimensions: 4.11

School District: Roxbury Central Schools

**Directions:** From Main St Margaretville Take Ny30 N To Walker Road (about 6 Miles), Continue On Walker Road To Denver Run Road.

## **LISTED BY**

**Office Name:** Coldwell Banker Timberland-mv

Agent Last Name: Dillon

Agent First Name: Robert



Contact us

Phone:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

