



GREENE
92 Stony Brook Rd, Palenville, NY 12463

<https://gristmillrealestate.com>

\$459,000

CONGRATULATIONS! YOU HAVE JUST FOUND YOUR NEW HOME!!LET YOUR NEW LIFE BEGIN!!!AT ALMOST 3,400 SQUARE FEET, THIS SPACIOUS 3 BEDROOM/2-1/2 BATHROOM IS PERFECT FOR QUIET EVENINGS AROUND THE WOOD-BURNING FIREPLACE ***AND*** FOR LIVELY FUN-FILLED DAYS ACCOMODATING LARGER GATHERINGS.THIS SOLIDLY BUILT ABODE IS SITED ON APPROX. 5.4 ACRES OF LAND WITH LOTS OF YARD SPACE THAT IS SURROUNDED BY OLD GROWTH TREES.JUST IMAGINE...GUESTS PLAYING WIFFLE BALL , YOU IMPROVING YOUR GOLF SHORT-GAME AND THE CHILDREN FLYING KITES...ALL HAPPENING...AT ONCE! THERE IS ALSO ROOM FOR EITHER AN ABOVE-GROUND POOL, AN INGROUND POOL OR BOTH.IF ONE CURRANTLY HAS A PET OR IS PLANNING TO ADOPT A PET,***DOG WATCH*** ELECTRIC FENCING IS BURIED AROUND THE PERIMETER AND IS INCLUDED IN THE PURCHASE,CURRENTLY, THE PLANNED 2-STORY DECK OFF OF THE REAR OF THE HOUSE HAS YET TO BE BUILT...BUT...THE CONCRETE PIERS ARE IN PLACE AND THERE ARE LARGE WINDOWS IN THE DINING ROOM AND MASTER BEDROOM THAT COULD BE REPLACED WITH FRENCH DOORS OR WHATEVER YOU DESIRE.TO DATE THE NEW, LARGE AND EFFICIENT A/C UNITS HAVE NOT BEEN UTILIZED BUT ARE IN THE GARAGE AND REMAIN WITH THE SALE OF THE HOME (NOTE:THE DUCT WORK IS ALREADY IN PLACE).YOUR NEW HOME IS LOCATED APPROXIMATELY 1 HOUR FROM HUNTER MOUNTAIN, LESS THAN 30 MINUTES FROM WOODSTOCK, LESS THAN 20 MINUTES FROM THE N.Y.S. THRUWAY AT SAUGERTIES (EXIT 20) AND WITHIN AN HOUR OF METRO-NORTH AND AMTRAK.THE SELLERS ARE REASONABLE PEOPLE THAT HAVE HAD MANY YEARS OF ENJOYMENT AND MEMORIES IN THE HOME AND ARE WISHING THE NEW OWNERS ONLY THE BEST IN STARTING A NEW CHAPTER IN THEIR LIVES.A LIFE OF POSSIBILITIES AND OPPORTUNITIES ABOUND AT 92 STONY BROOK ROAD.

MLS ID: 20231936

Status Category: Active

Zone: Ra-1

Year built: 2006

Bedrooms: Three

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Den Level: 2

SqFt 1st: 1904

Attic: Stand Up

Date added: Added 10 months ago

Listing Category: Residential

Area, sq ft: 3399 sq ft

Acreage: 5.4

Age: 11-20

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

Attic Level: A

Basement: Crawl

Other Rooms: Bedroom, Den, Office, Other/see Remarks, Main Bedroom

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Ceramic, Hardwood, Mixed, Other/see Remarks

Fireplace Location: Living Room

Cooling/Air Conditioning: Ceiling Fan, Window Unit

Additional Interior Features: Insulated Doors, Insulated Windows, Walk In Closets, 9 Ft. Ceilings, Master Bath, Sliding Glass Doors, Washer Connection, Whirlpool Tub, Garage Door Opener, Water Filter, Air Filter, Smoke Detector, Carbon Monoxide Detector

Appliances: Dishwasher, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer, Water Softener, Other/see Remarks

Fireplace Description: Other/see Remarks, Wood

Wood Stove: Insert In Fp, Pellet

Miscellaneous Features: Ceiling-vaulted

UTILITIES

Heat Source: Baseboard, Forced Air, Zoned, Abv Ground Fuel Tank

Heating Fuel: Electric, Oil

Hot Water: Oil

Water: Drilled Well

Plumbing: Mixed

Electricity: 200 Amps

Sewer: Septic-ingr.

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Attached

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

Driveway: Gravel

Style: Colonial

Style: Colonial

Construction: Frame/stick

Color: Gray

Siding: Vinyl

Porch: Open

Roof: Fbrgl Shngl

Other Buildings: Barn

Lot Features: Landscaped, Level, Private, Secluded, Wooded

Additional Exterior Features: Landscaped, Outside Lighting

Lot Dimensions: 5.4acres

Lot: 7

LOCATION DETAILS

Area/Town: Greene

School District: Catskill School District

Lot/Site: Rural

County: Greene County

Directions: From Nys T-way (exit 20):route 32 North---then ***left*** On To Route 23a (by 'story's Farm Stand)---then ***right*** On To The *second* Entrance To Stony Brook Road-- -92 Stony Brook Rd Will Be On The ***right***---driveway Leads Downward Towards The Home

LISTED BY

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Agent Last Name: Maroney

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