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## \$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 OUIET 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 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

Date added: Added 2 years ago

## **INTERIOR FEATURES**

INTERIOR FEATURES	
Kitchen Description: Eat In	<b>Appliances:</b> Dishwasher, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer, Water Softener, Other/see Remarks
Flooring: Ceramic, Hardwood, Mixed, Other/see Remarks	Fireplace Description: Other/see Remarks, Wood
Fireplace Location: Living Room	Wood Stove: Insert In Fp, Pellet
Cooling/Air Conditioning: Ceiling Fan, Window Unit	Miscellaneous Features: Ceiling-vaulted
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	
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 Shngi
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

Lot/Site: Rural

**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

Office Name: Win Morrison Realty Agent First Name: Michael Agent 2 First Name: Michael School District: Catskill School District County: Greene County

Office 2 Name: Win Morrison Realty

Agent Last Name: Maroney Agent 2 Last Name: Maroney



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