

## **HURLEY**

88 John St, West Hurley, NY 12491

\$499,000

https://gristmillrealestate.com

The perfect mix of "Country and Neighborhood", on almost a half an acre corner lot, conveniently located 5 minutes from Woodstock and its famous golf course and legendary Village Square. This 2200+ Sq. Ft. modern Cape offers style, open concept living, a nice yard and peace and quiet. Close to The Ashokan Reservoir Rail Trail, Hannaford Market, The Thruway, local dining, entertainment and the postcard Village of Woodstock. There is also a 900 Sq.Ft. attic, off of one of the Bedrooms for extra storage. This is a pleasure to show, and the Seller, who works from home is usually always available to answer your questions. Location, convenience and contemporary living with future equity already built in. You're going to love this one! Addendum: There is a manually operated generator that runs all functions in the event of a power outage.

MLS ID: 20231999 **Status Category:** Active

**Zone:** Residential

Survev: Y Age: 61-100 Bathrooms: 2

Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 **Bedroom 3 Level: 2** Other 1 Level: 1

SqFt 1st: 1820

Basement: Full. Interior Access. Concrete Floor

**Amenities:** Garden Area, Library, Public Transportation

Date added: Added 2 years ago

**Listing Category:** Residential

Area, sq ft: 2280 sq ft

Acreage: 0.41 Year built: 1940 **Bedrooms:** Three Full Baths: Two

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

Den Level: 1 Other 2 Level: 1 SqFt 2nd: 460

Attic: Pu Dw, Storage Basement Room Size: B

## **INTERIOR FEATURES**

Appliances: Dryer, Microwave, Range, Refrigerator, Washer

Cooling/Air Conditioning: Window Unit

Flooring: Ceramic, Hardwood, Mixed, Wood

Additional Interior Features: Storm Windows, Dig.I Program Thermostat, Walk In Closets, Master Bath, Gas Stove Connection, Washer Connection, Smoke Detector, Carbon Monoxide Detector

**UTILITIES** 

Heat Source: Baseboard, Hot Water

Water: Drilled Well
Sewer: Septic-ingr.

Heating Fuel: Oil
Plumbing: Mixed
Utility Level: 1

**EXTERIOR FEATURES** 

Garage Type: Garage Detached

**Driveway:** Blacktop **Style:** Cape, Two Story

Color: White

Roof: Asph Shingle

Additional Exterior Features: Partial Fenced, Outside

Lighting Lot: 11

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

Style: Two Story

Construction: Frame/stick, Masonry

**Siding:** Aluminum

Lot Features: Corner Lot, Level

Lot Dimensions: .41 Acre

**LOCATION DETAILS** 

Area/Town: Hurley School District: Onteora Central

Lot/Site: Suburb County: Ulster County

**Directions:** From Woodstock: Rte 375, Left On Cedar St., Left On John St. Home Is On The Corner Of John St. And Overlook Rd.

**LISTED BY** 

Office Name: Win Morrison Realty Office 2 Name: Win Morrison Realty - W

Agent First Name: GeorgeAgent Last Name: GrahamAgent 2 First Name: MargoAgent 2 Last Name: Obourn

