



**OTSEGO**  
203 Indian Run Rd, Cooperstown, NY 13326

<https://gristmillrealestate.com>

**\$1,499,900**

Welcome to privacy at its best. At the end of a long tree lined drive, nestled in the woods sits a tastefully renovated farmhouse. So peaceful and quiet one can actually hear a pin drop! It is surrounded by a mix of forest and meadows with spectacular mountain views. Two barns on the property offer many potential uses. One is a reconstructed vintage post & beam (26' X 36') in excellent condition. The other is a modern (30' X 60') 2 story structure with a second floor office and separate storage room also in excellent condition. In addition there is a contemporary style private/detached wood fired sauna tucked into the forest. All utility lines are buried and out of site. The property is situated 10 miles from Cooperstown and 5 Miles from Middlefield. Two closeby establishments for provisions are Bob's Country Store in Roseboom and Lentsville Farm LLC in Cherry Valley. The Town of Middlefield is located in the heart of the Leatherstocking Region of New York State. It runs along the east side of Otsego Lake, the beautiful "Glimmerglass" of James Fenimore Cooper's Leatherstocking Tales. It is a gently hilled area divided by the meandering Cherry Valley Creek and Red Creek as they wind their way to the Susquehanna River. Make sure to watch the Virtual Tour Video.

**Addendum:** Middlefield Zoning: Residential/Agricultural District (R-80): The following regulations shall apply in all R-80 districts: 1. Permitted uses: a. One-family dwellings. b. Two-family dwellings. c. Mobile homes. d. Farms and agricultural uses, including temporary stands for the sale of agriculture products, provided safe, adequate parking is available. e. Public and quasi-public uses, places of worship, schools, parks and playgrounds, government facilities and public utility facilities. f. Forest management areas. g. Accessory uses to any permitted use. h. Home occupations. C. Planned Development District: The following regulations shall apply to all PDD Districts 1. Purpose: The regulations hereinafter set forth in this section are intended to provide a means for the development of residential, business, commercial, manufacturing, recreational and park areas or combinations thereof in a manner which will permit flexible and imaginative design concepts to be utilized and by means of adequate supervision and control by the Planning Board and the Town Board, to insure that the spirit and intent of the zoning Local Law will be preserved. The intent of this section is not to prohibit the normal growth of the Town, but it does intend to establish guide- lines for development. So far as is practicable within the overall scheme of a planned development district, the requirements of R-80, RHD and FPD of this Local law should be considered as a guide in determining reasonable requirements for comparable uses within a planned development district. Nothing is intended to limit the areas within the Town in which a planned development district may be created. The Zoning Enforcement Officer shall enforce this section with that intent in mind.

**MLS ID:** 20232134

**Status Category:** Active

**Zone:** Res 1

**Survey:** Y

**Bedrooms:** Three

**Listing Category:** Residential

**Area, sq ft:** 1601 sq ft

**Acreage:** 134.8

**Age:** 100-200

**Bathrooms:** 2

**Full Baths:** Two  
**Dining Room Level:** 1  
**Bedroom 1 Level:** 2  
**Bedroom 3 Level:** 2  
**SqFt 2nd:** 737  
**Amenities:** Sauna

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Range, Refrigerator, Washer  
**Fireplace Description:** Brick, Wood

## UTILITIES

**Heat Source:** Forced Air  
**Hot Water:** Electric  
**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached  
**Driveway:** Gravel  
**Style:** Farm House  
**Other Buildings:** Barn  
**Views:** Mountain  
**Lot:** 13.00

## LOCATION DETAILS

**Area/Town:** Otsego  
**Directions:** Use Gps

## LISTED BY

**Office Name:** Corcoran Country Living  
**Agent Last Name:** Waring

**Living Room Level:** 1  
**Kitchen Level:** 1  
**Bedroom 2 Level:** 2  
**SqFt 1st:** 864  
**Basement:** Full  
**Virtual Tour:**  
<https://www.youtube.com/watch?v=oxCLchLxqn0>

**Flooring:** Hardwood  
**Fireplace Location:** Living Room

**Heating Fuel:** Oil  
**Water:** Drilled Well  
**Utility Level:** 1

**Garage/Parking Extras:** Barn, 2-car, Carport  
**Style:** Farm House  
**Construction:** Frame/stick  
**Lot Features:** Private, Secluded, Slope-moderate, Wooded  
**Lot Dimensions:** 134.80 Acres

**County:** Out Of County

**Agent First Name:** Fred



### Contact us

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