

## **SULLIVAN**

16 Martin Ln, Mongaup Valley, NY 12762

\$349,900

https://gristmillrealestate.com

Ranch home on 2.7+/- acres offers 3+ BR's, open kitchen/ dining room, full finished walk-out basement (3 rooms plus laundry) with woodstove, hardwood floors and tons of potential for home occupation. Situated on a dead-end road in Bethel this comfortable home boasts a beautiful setting with a lovely yard, small pond, berry bushes, stone wall and plenty of room for gardening and space to play. Two large outbuildings (one with garage plus shop 2000+ SF) plus a barn with electric and a pavilion can be used for whatever your heart desires. This would be great for any home business, antiques, collector, hobbyist, woodworker, auto business or more! The location is perfectly positioned for easy access. Just off of 17B, this property is very close to area lakes, businesses, Bethel Woods Center for the Arts, restaurants, antique shops and is moments to NYS Rt 17/1-86. Great opportunity in a peaceful country setting.

**MLS ID:** 20232182

Status Category: Active

Zone: Comm
Year built: 1965
Bedrooms: Three
Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 1

Bedroom 3 Level: 1

Den Level: L SqFt 1st: 1269 Attic: Storage

Date added: Added 2 years ago

Listing Category: Residential

Area, sq ft: 2538 sq ft

Acreage: 2.7 Age: 41-60 Full Baths: One

Dining Room Level: 1
Family Room Level: L
Bedroom 2 Level: 1
Bedroom 4 Level: L
Other 1 Level: L

Basement: Finished, Full, Walk Out

Other Rooms: Bedroom, Den, Utility Room, Workshop, First

Floor Bedroom

## INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Range, Range

Hood, Refrigerator, Washer

Cooling/Air Conditioning: Window Unit

Flooring: Carpet, Hardwood, Mixed

Additional Interior Features: Smoke Detector, Carbon

Monoxide Detector

**UTILITIES** 

Heat Source: Baseboard, Hot Water, Wood Assist

Hot Water: Tankless
Sewer: Septic-ingr.

**EXTERIOR FEATURES** 

Garage Type: Garage Detached Garage/Parking Extras: Mixed, 2-car

**Driveway:** Blacktop **Style:** Ranch

**Style:** Ranch **Construction:** Frame/stick

Color: Blue Siding: Vinyl

**Porch:** Deck, Open **Roof:** Asph Shingle

Other Buildings: Barn, Studio, Workshop Lot Features: Level, Pond, Wooded, Water Frontage

Heating Fuel: Oil

Water: Drilled Well

Utility Level: L

Water Features: Pond Lot Dimensions: 350x330

**Lot:** 6

**LOCATION DETAILS** 

Area/Town: Sullivan School District: Monticello Central Schools

Lot/Site: Rural County: Sullivan County

**Directions:** Off Rt 17b, Martin Lane, First House On The Rhs.

**LISTED BY** 

Office Name: Malek Properties, Inc. Agent First Name: Carol

Agent Last Name: Malek



