



**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 10 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

**Cooling/Air Conditioning:** Window Unit

**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

**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.

**Heating Fuel:** Oil

**Water:** Drilled Well

**Utility Level:** L

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Blacktop

**Style:** Ranch

**Color:** Blue

**Porch:** Deck, Open

**Other Buildings:** Barn, Studio, Workshop

**Water Features:** Pond

**Lot:** 6

**Garage/Parking Extras:** Mixed, 2-car

**Style:** Ranch

**Construction:** Frame/stick

**Siding:** Vinyl

**Roof:** Asph Shingle

**Lot Features:** Level, Pond, Wooded, Water Frontage

**Lot Dimensions:** 350x330

## LOCATION DETAILS

**Area/Town:** Sullivan

**Lot/Site:** Rural

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

**School District:** Monticello Central Schools

**County:** Sullivan County

## LISTED BY

**Office Name:** Malek Properties, Inc.

**Agent Last Name:** Malek

**Agent First Name:** Carol



### Contact us

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