



SULLIVAN
22 Exit Rd, Liberty, NY 12754

<https://gristmillrealestate.com>

\$299,900

Traditional Colonial Farmhouse is a special treat and will make the best forever home or getaway! So much charm in one place is hard to find on a gorgeous property with an unbelievable yard! Awesome access to everything, it is in the most convenient location just outside the Village of Liberty (no village taxes!). This beautiful home offers 3 bedrooms, 1.5 baths, hardwood floors, an adorable retro kitchen... and tons of natural light. The enclosed screened porch adds additional living space, and three walls of windows to take in the peaceful scenery. This will be the spot where everyone will want to relax. Property is in a zone where you can have a business (C/I zone), yet it is privately set with abundant wildlife; the deer, birds and bees live harmoniously with mature trees, beautiful level and expansive yard and a shed for your garden gear and storage! An additional 2+ acres across the street is also available (listed separately). Build your business here with direct exit NYS Rt 17/ Interstate 86 access!

MLS ID: 20232256

Status Category: Active

Zone: Comm Ind Res

Survey: Y

Age: 61-100

Bathrooms: 2

Half Baths: One

Dining Room Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

SqFt 2nd: 616

Date added: Added 10 months ago

Listing Category: Residential

Area, sq ft: 1336 sq ft

Acreage: 1.1

Year built: 1940

Bedrooms: Three

Full Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

SqFt 1st: 720

Basement: Full, Concrete Floor

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Hardwood, Mixed

Additional Interior Features: Smoke Detector, Carbon Monoxide Detector

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

Cooling/Air Conditioning: Wall Unit

UTILITIES

Heat Source: Baseboard, Hot Water, Abv Ground Fuel Tank

Heating Fuel: Oil

Hot Water: Electric
Electricity: Circuit Breakers
Utility Level: B

Water: Drilled Well
Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway
Style: Farm House
Construction: Frame/stick
Porch: Glass Enclosed
Other Buildings: Shed
Lot Dimensions: 300x325

Driveway: Blacktop
Style: Colonial, Farm House
Color: Blue
Roof: Asph Shingle
Lot Features: Level, Private, Wooded
Lot: 5

LOCATION DETAILS

Area/Town: Sullivan
Lot/Site: Rural
Directions: Rt 17 Or North Main Street In Liberty To Exit Road.
No Sign.

School District: Liberty Central Schools
County: Sullivan County

LISTED BY

Office Name: Malek Properties, Inc.
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