

## **SULLIVAN**

22 Exit Rd, Liberty, NY 12754

\$299,900

https://gristmillrealestate.com

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 2 years ago

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Hardwood, Mixed

Additional Interior Features: Smoke Detector, Carbon

Monoxide Detector

**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

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 School District: Liberty Central Schools

County: Sullivan County

Directions: Rt 17 Or North Main Street In Liberty To Exit Road.

No Sign.

**LISTED BY** 

Lot/Site: Rural

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

Agent Last Name: Malek



