WAWARSING
317 S Gulley Rd, Ellenville, NY 12428

https://gristmillrealestate.com

$335,000

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Calling all visionary homeowners, investors, and renovators – this is the opportunity you've been waiting for! If you're ready to roll up your sleeves and create your dream home from scratch, then look no further. This 1,340 sq ft gem is stripped down to the studs and eagerly awaits your imagination to bring it back to life. With 2 bedrooms and 2 bathrooms, the possibilities are endless. Redesign the layout to suit your lifestyle, create the primary suite of your dreams, or design a cozy guest retreat – the canvas is yours to craft. The open floor plan allows you to play with space and light, making this the perfect blank slate to express your unique style. There is also room to expand! Set on a sprawling 17-acre oasis in Cragsmoor, a historic artist colony in the mountains above the reinvigorated town of Ellenville, this home offers the perfect blend of tranquility and adventure. Nature lovers will relish the proximity to the 5,000-acre Sam's Point Preserve, located just across the road. It's a true paradise for those seeking to reconnect with nature. Despite the serene seclusion, convenience is never compromised. Only a short 10-minute drive away, you'll find an array of local farm to table restaurants, breweries, vineyards, and stores, ensuring all your needs are met. It's a unique feeling of being a million miles away from the hustle and bustle, while actually being just a stone's throw from modern amenities. You'll love the proximity to towns such as Ellenville, New Paltz, Kerhonkson, Accord, Stone Ridge, and the famous Mohonk Mountain House. And let's not forget the added bonus – under 2 hours to the George Washington Bridge, making this a convenient weekend escape or a year-round sanctuary for those seeking the perfect balance between country living and city connections. Opportunities like this are rare, so don't miss your chance to own a piece of the Hudson Valley.

MLS ID: 20232270
Status Category: Active
Zone: Rp
Survey: Y
Age: 21-40
Full Baths: Two
Dining Room Level: 1
Family Room Level: 1
Bedroom 2 Level: 1
SqFt 1st: 1008

Listing Category: Residential
Area, sq ft: 1008 sq ft
Acreage: 17
Year built: 1970
Bedrooms: Two
Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 1
Den Level: B
Date added: Added 2 years ago

UTILITIES

Utility Level: B

EXTERIOR FEATURES

Style: Ranch

Lot: 26

Lot Dimensions: 16.23 Acres

LOCATION DETAILS

Area/Town: Wawarsing

County: Ulster County

School District: Ellenville Central

Directions: - Take Exit 115 From Ny-17 W -continue On Roosa Gap Rd To Cragsmoor, Turn Left Onto Roosa Gap Rd - Continue Straight On Cox Road - Cox Rd Turns Left And Becomes Ny52 - Follow Cragsmoor Rd / S Gulley Rd To Mt Monogola Rd - Make A Right - House On Left

LISTED BY

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