

## **COLUMBIA**

50 Pheasant Rd, Craryville, NY 12521

\$260,000

https://gristmillrealestate.com

Nestled on one of the larger lots in this friendly lake community you will find your charming lake home less than two hours from NYC. This unique property includes a 2 car garage with storage as well as plenty of parking for those who gather. Perhaps you see yourself playing golf at the Copake Lake Country Club {1.1 miles}. Or stay in and enjoy the air and scenic views at The Greens Restaurant and Club House where you'll find Mickeys Marina and boat dock {.04 miles}. It is hard not to find peace in such a stunning area, whether you prefer to sit nestled in the trees that embrace your property or decide to venture a bit. This unique and very special home needs a bit of your vision. It has new plumbing, a new water heater, most ducts have been replaced as well as a few new windows. The Kitchen, Bath and Laundry are all plumbed in and are awaiting your personal touch. Your opportunity to make it exactly as your own awaits you. This home/property truly has amazing character and I look forward to sharing it with you.

**MLS ID:** 20232303

Status Category: Active

Zone: Residential Year built: 1950 Bedrooms: Two Full Baths: One

Dining Room Level: 1 Bedroom 1 Level: 1 Other 1 Level: 1

Other Room 1 Size: Laundry

Attic: Walk Up

**Total Rooms:** 6

**Listing Category:** Residential

Area, sq ft: 770 sq ft

Acreage: 0.4 Age: 61-100 Bathrooms: 1

Living Room Level:  $\boldsymbol{1}$ 

Kitchen Level: 1
Bedroom 2 Level: 1
SqFt 1st: 770 +
Basement: Partial

Amenities: Club House, Golf, Rec Room, Other/see Remarks,

Playground, Health Club, Library, Medical Facility

Date added: Added 2 years ago

Cooling/Air Conditioning: Central

## INTERIOR FEATURES

Flooring: Hardwood, Other/see Remarks
Miscellaneous Features: Other/see Remarks

UTILITIES

**Heat Source:** Forced Air **Hot Water:** Oil

Water: Drilled Well **Electricity: 200 Amps** 

**Utility Level: B** 

**EXTERIOR FEATURES** 

Garage Type: Garage Detached

Style: Ranch

Construction: Frame/stick

Roof: Asph Shingle Views: Mountain, Lake

Lot Dimensions: 280

**LOCATION DETAILS** 

Area/Town: Columbia

Elementary School: Taconic Hills Elem

County: Columbia County

**LISTED BY** 

Office Name: Halter Associates Realty

Agent First Name: Raissa Agent 2 First Name: Crystal

Garage/Parking Extras: Driveway, 2-car

Style: Chalet, Cottage, One Story

Siding: Wood

Plumbing: Mixed

Sewer: Septic-ingr.

Lot Features: Level, Private, Slope-gently, Other/see Remarks

**Water Features:** Boat Dock, Boat Ramp, Lake, Navigable, Water Access, Walk To Dock, Walk To Beach

Lot: 29

School District: Taconic Hills Central Schools Lot/Site: Hamlet/village, Other/see Remarks

**Directions:** Taconic State Pkwy North, Exit Right Onto County Route 10 (3.1mi) Then Left On County Route 27, (0.2mi) Turn Right Onto Co Rd 11, (3.4mi) Then Right Onto Copake Lake Rd, (.7mi) Continue Onto Lakeview, (1 Mi) And Then Left Onto

Pheasant.

Office 2 Name: Halter Associates Realty

Agent Last Name: Carey Agent 2 Last Name: Blass



