



**OTHER**  
346 Bremer Rd, Middleburgh, NY 12122

<https://gristmillrealestate.com>

**\$255,000**

Escape to your very own 11.5-acre haven of tranquility. Nestled on this stunning property is a magnificent barn that adds to the allure of this idyllic setting. This property invites you to explore, dream, and create your ideal oasis away from the hustle and bustle of daily life. The barn built in 2008, features a vintage-style bathroom, kitchen and a woodburning stove. The second-story sleeping loft with vaulted ceilings and expansive picture windows offer a front-row seat to the breathtaking meadow views. Wake up to nature's beauty every morning. Double barn doors adorned with charming screen doors create a seamless connection between indoor comfort and the beauty of the outdoors. Fruit trees, privacy, and a site for a potential new home. Tucked away in an exclusive haven, this property offers an unmatched sense of privacy while still being conveniently accessible variety of attractions and activities: Town of Middleburgh, Kayserkill Falls, Windham Mountain, Mine Kill State Park, Schoharie Reservoir, local dining, apple picking, etc.

**MLS ID:** 20232430

**Status Category:** Active

**Zone:** 01

**Year built:** 2008

**Bedrooms:** None

**Full Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**SqFt 1st:** 528

**Basement:** Slab, None

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 828 sq ft

**Acreage:** 11.5

**Age:** 11-20

**Bathrooms:** 1

**Living Room Level:** 1

**Kitchen Level:** 1

**Den Level:** 1

**SqFt 2nd:** 300

**Other Rooms:** Loft

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator, Tankless Hot Water Heater

**Fireplace Description:** Wood

**Wood Stove:** Wood

**Flooring:** Hardwood, Sub-floor

**Fireplace Location:** Family Room

**Additional Interior Features:** Skylights, Gas Stove Connection

## UTILITIES

**Heat Source:** Baseboard

**Heating Fuel:** Propane

**Hot Water:** Electric, On Demand

**Electricity:** 100 Amps

**Utility Level:** 1

**Water:** Drilled Well

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Barn

**Construction:** Frame/stick

**Roof:** Asph Shingle

**Lot Features:** Level, Meadow, Private, Wooded

**Lot Dimensions:** 11.5 Acres

**Driveway:** Dirt, Gravel

**Style:** Barn

**Siding:** Board & Bat, Wood

**Other Buildings:** Shed

**Views:** Meadow, Panoramic

**Lot:** 13

## LOCATION DETAILS

**School District:** Gilboa

**County:** Out Of County

**Lot/Site:** Rural

**Directions:** Take Ny-23 W, Ny-145 N And Broome Center Rd To Bremer Rd In Gilboa

## LISTED BY

**Office Name:** Houlihan Lawrence Millbrook Of

**Agent Last Name:** Brasseur

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### Contact us

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