



ROCHESTER
133 Sundown Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

\$159,000

Rustic 2 bedroom cottage, very unique setting, cross footbridge over trout fishing stream to a private oasis. The kitchen has a wood/gas combo cooking stove and oven, farmers sink with drain board that has a hand pump and also mounted faucets. Living rooms stone fireplace is attractive as it is functional for heat, 2 small bedrooms are constructed from an old school bus. (see rounded ceilings) a lavatory with a incinerator toilet, shower stall and electric heater. There is a utility room for the newer mechanicals, well pump, the hot water heater, and the pressure tank. The kitchen and dinette area have original gas light fixtures. Electric baseboard heating, newer roof, shed for tools and equipment. Fire pit area to enjoy the sound of wood crackling and watching the flames in the nights darkness, pure relaxation! This is a 3 season home. Very Private. There are thousands of acres of state land in the Sundown Wild Forest and the Vernoooy Kill Falls state forest that you can hike to.

MLS ID: 20232449

Status Category: Active

Zone: Res

Year built: 1970

Bedrooms: Two

Living Room Level: 1

Bedroom 1 Level: 1

SqFt 1st: 676

Date added: Added 10 months ago

Listing Category: Residential

Area, sq ft: 676 sq ft

Acreage: 0.46

Age: 41-60

Full Baths: One

Kitchen Level: 1

Bedroom 2 Level: 1

Attic: Scuttle

INTERIOR FEATURES

Appliances: Range, Refrigerator

Fireplace Description: Stone

Cooling/Air Conditioning: Window Unit

Flooring: Carpet, Vinyl

Fireplace Location: Living Room

UTILITIES

Heat Source: Baseboard

Hot Water: Electric

Plumbing: Copper

Utility Level: 1

Heating Fuel: Electric, Wood

Water: Dug Well

Electricity: Circuit Breakers, 100 Amps

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Cottage

Siding: Clapboard

Other Buildings: Shed

Views: Water

Water Ways: Mettakahonts

Lot: 1

Style: Cottage

Construction: Frame/stick, Other/see Remarks

Roof: Asph Shingle

Lot Features: Level, Easement, Water Frontage, Flood Zone

Water Features: Creek, Water Access, Water Front

Lot Dimensions: .46

LOCATION DETAILS

Area/Town: Rochester

Lot/Site: Rural

Directions: Route 209 To Samsonville Rd, Left On Sundown, Be Sure To Stay Left At The Fork Where It Meets Schroon Hill, Property Is On The Left, Park In The Grassy Driveway To Where The Water Is Running. Then Walk In, Over The Footbridge

School District: Rondout Valley Schools

County: Ulster County

LISTED BY

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