

DELAWARE NY-28, New York

\$265,000

https://gristmillrealestate.com

How about a SWEET 2 bed 1 bath COTTAGE with a SCREENED-IN HEATED PORCH, a LONG MOUNTAIN VIEW across FOREVER WILD DEP land, plus TWO BUILD SITES already hooked up to electric and municipal services? How about if it was within WALKING DISTANCE to the Trailways bus stop, the Arkville Bread & Breakfast, Twisted Sister Yoga and Union Grove Distillery? WAIT - there's more! A lovely walking path ends at The Meadows golf course/driving range. The Arkville Bowl bowling alley is also nearby. Move right in, and see how lovely it is to be so close to so many amenities, but still tucked away! Come and see this very special home and property. Your Catskill Dream awaits!

MLS ID: 20232485 Listing Category: Residential

Status Category: Active Area, sq ft: 1064 sq ft

Zone: R **Acreage:** 2.77 **Year built:** 1976 **Age:** 41-60

Year built: 1976 Age: 41-60
Bedrooms: Two Full Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 1 Level: 1

Bedroom 2 Level: 1

SqFt 1st: 1064

Basement: Full, Walk Out, Concrete Floor, Unfinished Attic: Stair/crawl

Other Rooms: Other/see Remarks

Amenities: Bus Route

Date added: Added 2 years ago

INTERIOR FEATURES

Appliances: Range, Range Hood, Refrigerator Flooring: Vinyl

Wood Stove: Freestanding, Wood Cooling/Air Conditioning: Window Unit

Additional Interior Features: Insulated Windows, Sliding Glass Doors, Gas Stove Connection, Washer Connection

UTILITIES

Heat Source: Baseboard **Heating Fuel:** Electric, Propane

Hot Water: Electric **Water:** Municipal

Plumbing: Mixed Electricity: Circuit Breakers, To Be Decided

Sewer: Municipal Utility Level: B

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Off Street

Style: Cottage

Construction: Frame/stick

Siding: T-111

Roof: Asph Shingle

Views: Mountain

Lot Dimensions: 2.77 Acres

Driveway: Dirt Style: Cottage Color: Green

Porch: Enclosed Porch, Screened Porch

Lot Features: Adjacent To State Land, Slope-gently, Slope-moderate, Wooded

Additional Exterior Features: Gas/propane Grill

Lot: 4700000

LOCATION DETAILS

Area/Town: Delaware School District: Margaretville Lot/Site: Rural County: Delaware County

Directions: Set Gps To 42981 State Rt 28, Which Is A Large Beige Building That Used To Be A Vet's Office. Don't Pass It, But Turn Down The Road Right Before It. At The End Of The Short Road, The Cottage Is On The Left.

LISTED BY

Office Name: The Catskill Dream Team Agent Last Name: Whitehouse Frome

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Phone:

