

DELAWARE

3917 Dry Brook Rd, Arkville, NY 12406

\$750,000

https://gristmillrealestate.com

This fabulous out-in-the-country offering is just a short drive along the very scenic Dry Brook Road to skiing, golf, fine dining, shopping, farmer's markets, & other popular, local attractions. This bright, cheerful and delightful 3 br, 2 ba, artistically renovated farmhouse is currently a highly productive AirBNB destination spot. Comfortable & inviting living room w/ hardwood flrs wood-burning fireplace w/ insert for apres skiing relaxation. Large, well-appointed eat-in-kitchen. Private & comfy 1st flr br, 2nd flr primary br w/ balcony, 2nd guest br and spacious landing with walk-in closet. 2-car garage w/roomy 2nd flr for studio, workshop, or bunkhouse perhaps? You're sure to appreciate the mini- barn/workshop/woodshed & all the wonderful outdoor features: spring-fed swimming pond, level open areas for gardening, lounging & "backyard sports". Hike the various trails of your own 100+/- acre nature preserve where white-tail deer, wild turkey, songbirds & other critters frequent. Call anytime for a private viewing! We think you'll be glad you did.

MLS ID: 20232505 Listing Category: Residential

Status Category: Active Area, sq ft: 1378 sq ft

Zone: 920 Acreage: 95
Survey: Y Year built: 1910
Age: 100-200 Bedrooms: Three
Full Baths: Two Living Room Level: 1

Dining Room Level: 1
Family Room Level: Bedroom 2 Level: 2

Kitchen Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: 2

Bedroom 4 Level: Other 1 Level: SqFt 1st: 689

Den Level: Other 2 Level: SqFt 2nd: 689

Date added: Added 2 years ago

INTERIOR FEATURES

Basement: Crawl

Refrigerator, Washer

Appliances: Dishwasher, Dryer, Microwave, Range, Flooring: Carpet, Vinyl, Wood

Wood Stove: Wood Cooling/Air Conditioning: Ceiling Fan

UTILITIES

Heat Source: Baseboard Hot Water: Electric Sewer: Septic-ingr.

Water: Drilled Well **Utility Level:** 1

Style: Farm House

Roof: Asph Shingle

Lot Features: Pond

Water Features: Pond

Lot Dimensions: 1200x2900

Siding: Vinyl

Heating Fuel: Electric, Wood

Garage/Parking Extras: 2-car

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Dirt

Construction: Frame/stick

Porch: Patio

Other Buildings: Shed Views: Meadow, Mountain

Additional Exterior Features: Balcony

Lot: 25.11

School District: Margaretville Central Schools

LOCATION DETAILS Area/Town: Delaware

Lot/Site: Rural

Directions: Ny-28 To Dry Brook Rd Property Is On The Left 3917 Dry Brook Rd.

Agent First Name: Frank

County: Delaware County

LISTED BY

Office Name: Frank Lumia Real Estate Plus

Agent Last Name: Lumia



