



DELAWARE
3917 Dry Brook Rd, Arkville, NY 12406

<https://gristmillrealestate.com>

\$750,000

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

Status Category: Active

Zone: 920

Survey: Y

Age: 100-200

Full Baths: Two

Dining Room Level: 1

Family Room Level: -

Bedroom 2 Level: 2

Bedroom 4 Level: -

Other 1 Level: -

SqFt 1st: 689

Basement: Crawl

Listing Category: Residential

Area, sq ft: 1378 sq ft

Acreage: 95

Year built: 1910

Bedrooms: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Den Level: -

Other 2 Level: -

SqFt 2nd: 689

Date added: Added 11 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Wood Stove: Wood

Flooring: Carpet, Vinyl, Wood

Cooling/Air Conditioning: Ceiling Fan

UTILITIES

Heat Source: Baseboard

Hot Water: Electric

Sewer: Septic-ingr.

Heating Fuel: Electric, Wood

Water: Drilled Well

Utility Level: 1

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

Garage/Parking Extras: 2-car

Style: Farm House

Siding: Vinyl

Roof: Asph Shingle

Lot Features: Pond

Water Features: Pond

Lot Dimensions: 1200x2900

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

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

School District: Margaretville Central Schools

County: Delaware County

LISTED BY

Office Name: Frank Lumia Real Estate Plus

Agent Last Name: Lumia

Agent First Name: Frank



Contact us

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