



**DELAWARE**  
22 Main St, Franklin, NY 13775

**\$294,000**

<https://gristmillrealestate.com>

MOVE IN READY AND SWEET AS CAN BE! Set in the amazing village of Franklin this vintage home offers generous spaces, bright inviting rooms & modern conveniences. Upon entering the home you are welcomed into the large and light filled foyer w. energy efficient pellet stove. From here the layout flows to the sun dappled living room in the front of the house and the formal dining room, kitchen & full bath w. clawfoot tub to the rear. The kitchen was renovated and offers stainless appliances and center island however the country kitchen charm remains with the beautiful original built in pantry. From here you have access to the side entry and to the back yard & patio. Plenty of storage is available at this level w. coat closet in the foyer, large linen closet in the bathroom and additional pantry in the hall leading to the bathroom. The kitchen is well arranged & will please any home chef. From the central foyer the wainscoted staircase leads to a generous landing with laundry closet, bathroom with tiled shower & 2 spacious bedrooms. Large back yard w. stone patio, shed & black topped driveway. Just 2:45hrs from NYC & a short drive to all that the Catskills have to offer.

**MLS ID:** 20232545

**Status Category:** Active

**Zone:** R

**Year built:** 1880

**Bedrooms:** Two

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Basement:** Partial, Interior Access, Unfinished

**Listing Category:** Residential

**Area, sq ft:** 1250 sq ft

**Acreage:** 0.5

**Age:** 100-200

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**SqFt 1st:** 750

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

**Wood Stove:** Freestanding, Pellet

**Flooring:** Ceramic, Wood

**Cooling/Air Conditioning:** Ceiling Fan

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Propane

**Sewer:** Cesspool, On Site, Septic-ingr.

**Heating Fuel:** Propane

**Electricity:** Circuit Breakers, 200 Amps

**Utility Level:** B

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Farm House

**Siding:** Clapboard

**Roof:** Asph Shingle

**Additional Exterior Features:** Partial Fenced, Fence

**Lot:** 3

**Driveway:** Blacktop

**Construction:** Frame/stick

**Porch:** Open, Patio

**Lot Features:** Landscaped, Level

**Lot Dimensions:** 54 X 142

## LOCATION DETAILS

**Area/Town:** Delaware

**Lot/Site:** Hamlet/village, Rural

**Directions:** St Hwy 28e To Blinking Light In Andes, Continue Straight On City Rt. 2 Into Delancey. At The Stop R Onto State Hwy 10 To A L Onto City Rt 16. Follow Into Treadwell Then L Onto Cty Rt. 14 To A R Onto Cty Rt 357 Into Franklin, House On The Left, See Sign.

**School District:** Franklin Central Schools

**County:** Delaware County

## LISTED BY

**Office Name:** Frank Lumia Real Estate Plus

**Agent Last Name:** Glauser

**Agent First Name:** Rosalie



### Contact us

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