



DENNING

498 Yeagerville Rd, Napanoch, NY 12458

<https://gristmillrealestate.com>

\$101,000

A serene escape awaits as you own a piece of history, or generate passive income as a rental of the main house with the bunkhouse as a glamping cabin. This Schoolhouse, active from 1850-1949, with a new bunkhouse, can be your weekend retreat and vacation home. Adjacent to Vernooey Kill State Forest, 3,686 acres of state parkland are your backyard. At the rear of the property you will find the least travelled trail to the famed Vernooey Kill Waterfalls with swim hole; just a 2 mile hike or bike ride to one of the hidden gems of the Hudson Valley. This property promises 4 seasons of fun; located above the Rondout Reservoir and Peekamoos Lake and Falls, enjoy swimming, canoeing and kayaking with hiking, cycling, and horseback riding as well cross country skiing, snowmobiling, and snowshoeing through the 30,000 acre Sundown Wild Forest.

Addendum: Recent improvements include a new well pump, new concrete collar, 250 ft. well tube, and a new expansion tank. There is new plumbing and a tankless water heater, updated electric with breaker box, and a propane stove. There is a disconnected wood stove which the sellers will leave. Currently there is a composting toilet, however, Catskill Watershed will assist with a septic system. Outbuilding can be used as a storage shed or converted to a bunkhouse. Needs work, but will be worth the effort to own a unique weekend get-away!

MLS ID: 20232590

Status Category: Active

Zone: Res 1

Survey: Y

Age: 100-200

Half Baths: One

Dining Room Level: 1

Bedroom 1 Level: 1

SqFt 1st: 432

Total Rooms: 1

Listing Category: Residential

Area, sq ft: 432 sq ft

Acreage: 0.5

Year built: 1850

Bedrooms: One

Living Room Level: 1

Kitchen Level: 1

Attic Level: 2

Attic: Storage, Stand Up

Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Range, Tankless Hot Water Heater

Flooring: Wide Board

UTILITIES

Heat Source: Space Heaters

Heating Fuel: Electric

Hot Water: Electric, On Demand, Tankless

Water: Drilled Well

Plumbing: Mixed

Utility Level: 1

Electricity: 200 Amps

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Cottage

Construction: Frame/stick

Siding: Hardwood, Wood

Other Buildings: Shed, Other/see Remarks

Water Features: Water Access, Waterfall

Lot: 7

Driveway: Gravel

Style: Cottage

Color: White

Roof: Asph Shingle, Metal

Lot Features: Adjacent To State Land, Wooded

Lot Dimensions: .50

LOCATION DETAILS

Area/Town: Denning

Lot/Site: Rural

Directions: Located At The Intersection Of Yeagerville Rd. With Greenville And Dymond Rds. 55a To Yeagerville Rd., 5 Miles Watson Hlw/peekamoose/42 To Greenville Rd., 4 Miles Adjacent To Vernoo Kill State Park Atentrance To Vernoo Kill Falls Trail.

School District: Tri-valley Central

County: Ulster County

LISTED BY

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