



\$549,000

<https://gristmillrealestate.com>

Nestled off a quiet country road, this versatile 1-acre property provides a sunny and serene haven for those seeking tranquility and relaxation in a country retreat that isn't too isolated. Located in a picturesque countryside setting in popular Accord, NY, this unique property boasts not one, but two charming residences, each with its own distinct character and appeal. Each residence is currently a successful rental (no leases in place). The first residence is a delightful 2-bedroom cottage that exudes coziness and comfort. Surrounded by lush greenery, this charming cottage welcomes you with its rustic charm. Inside, the cottage exudes warmth, with an open floor plan and inviting brick details. The cottage's two bedrooms offer cozy retreats, each thoughtfully designed for restful nights. A well-appointed eat-in kitchen and a quaint sitting area complete this charming dwelling. The cottage has been a successful long-term rental for the last 15 years. Adjacent to the cottage is a second, equally enchanting residence—a cabin with a sleeping loft and retro flair. This rustic yet refined cabin provides a unique retreat with its sleek design and retro finishes. Inside, the cabin reveals an inviting living space, characterized by its open design and high ceilings. A sleeping loft perches above, providing a cozy retreat for restful nights. Both of these residences have undergone recent renovations with many upgrades, ensuring that they blend modern convenience with their rustic charm. Both dwellings are also successful rental properties, offering a unique opportunity for income generation while enjoying the tranquility of this country retreat. Together the two residences offer endless options - live in one and rent out the other, rent out both, or share the property with your best friend! The location can't be beat, situated just minutes from all that Accord and Stone Ridge have to offer, like Inness, Westwind Orchard, Arrowood Farms, Butterfield at the Hasbrouck House, Black Dot Coffee and many other charming shops, restaurants and upstate activities.

MLS ID: 20232603

Status Category: Pending

Zone: A3

Year built: 1950

Bedrooms: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Date added: Added 1 year ago

Listing Category: Residential

Area, sq ft: 1150 sq ft

Acreage: 1

Age: 61-100

Full Baths: Two

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

SqFt 1st: 1150

EXTERIOR FEATURES

Style: Cottage

Lot Dimensions: Irregular

Lot: 55

LOCATION DETAILS

Area/Town: Marbletown

County: Ulster County

School District: Rondout Valley Schools

Directions: From Rt 209, Turn Onto Kripplebush Rd, Turn Left Onto Bone Hollow Rd, Property Will Be On The Right

LISTED BY

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Contact us

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