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# \$525,000

Set back nicely from the road, this classic craftsman style home was renovated with custom cabinets, granite countertops (both in the main house and cottage) new windows and radiant heat on the first floor. Original built in cabinets between the living and dining rooms give this home that classic craftsman style appearance. Stained glass enhanced picture windows in the living room, dining room and study bring in beautiful bright light. The cottage consist of a lower level walk out studio about 700 sf and the apartment above has the same square footage with additional loft space used as a second bedroom. It is rented month to month at \$1,650. Tenant pays heat and utilities, landlord pays lawn ,plowing and trash pickup. Separate two car garage is set up as a workshop. Small, charming barn is used for potting and storage and has a finished room on the second floor. Live, work and collect rent on this lovely property.

**Addendum:** Listing agent is owner.Details taken from County records and should be confirmed by the buyer's agent. Cottage is rented on a month to month lease with a great tenant. Main house is winterized.

MLS ID: 20232610 Status Category: Pending Zone: R2 Survey: Y Age: 61-100 Bathrooms: 2 Half Baths: One Dining Room Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Den Level: 1 Basement Level: L Other 2 Level: X Attic Room Size: Full

Attic: Finished, Stand Up Amenities: Garden Area Date added: Added 2 years ago Listing Category: Residential Area, sq ft: 1560 sq ft Acreage: 2.01 Year built: 1925 Bedrooms: Five Full Baths: Two Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 2 Bedroom 4 Level: 2 Attic Level: 3 Other 1 Level: X SqFt 1st: 780 Basement: Full, Walk Out, Interior Access, Concrete Floor, Unfinished Other Rooms: Manual Entry, Den, Finished Attic Total Rooms: 8

## **INTERIOR FEATURES**

Kitchen Description: Fl-hardwood

Flooring: Hardwood, Radiant

Additional Interior Features: Insulated Windows, Gas Stove Connection, Water Filter, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

Heat Source: Baseboard, Radiant, Radiators, Abv Ground FuelHeating Fuel: OilTankWater: OilWater: Drilled WellPlumbing: MixedElectricity: 200 AmpsSewer: Septic-ingr.Sever: Septic-ingr.

## **EXTERIOR FEATURES**

Garage Type: Garage Detached	Garage/Parking Extras: Driveway, 3-car
Driveway: Gravel	Style: Colonial
Style: Colonial, Cottage	Construction: Frame/stick
Color: Brown	Siding: Clapboard
Porch: Deck, Screened Porch	Roof: Asph Shingle, Metal
<b>Other Buildings:</b> Additional Garage, Additional Living Unit, Barn	Lot Features: Slope-gently
Additional Exterior Features: Landscaped, Outside Lighting, Screened Porch	Lot Dimensions: 265 Front

Lot: 20

### LOCATION DETAILS

Area/Town: Rochester	School District: Rondout Valley Schools
Lot/Site: Rural	County: Ulster County
Directions: Route 209 South Of Stone Ridge. Sign On Right	

### LISTED BY

Office Name: Mary Collins Real Estate, Inc Agent Last Name: Volante

Agent First Name: Joanna



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**Appliances:** Dishwasher, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer, Water Softener, Energy Star Appliances

Cooling/Air Conditioning: Attic Fan, Window Unit