

## **ROCHESTER** 4764 US-209 1 2, Accord, NY 12404

https://gristmillrealestate.com

\$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:  $\boldsymbol{1}$ 

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

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

Appliances

Flooring: Hardwood, Radiant Cooling/Air Conditioning: Attic Fan, Window Unit

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

Detector

**UTILITIES** 

Heat Source: Baseboard, Radiant, Radiators, Abv Ground Fuel Heating Fuel: Oil

Tank

Hot Water: Oil Water: Drilled Well
Plumbing: Mixed Electricity: 200 Amps

Sewer: 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

Other Buildings: Additional Garage, Additional Living Unit,

Lot Features: Slope-gently

Barn

Additional Exterior Features: Landscaped, Outside Lighting, Lot Dimensions: 265 Front

Screened Porch

**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 First Name: Joanna

Agent Last Name: Volante



