



**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. Original woodwork throughout. The cottage consist of a lower level walk out studio about 700sf 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 \$1650. Tenant pays heat and utilities, landlord pays lawn ,plowing and trash pickup. Separate two car garage is set up as a workshop. Charming barn is used for potting and storage and includes 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 tented to a great tenant on a month to month lease. Main house is winterized

**MLS ID:** 20232612

**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 1 year 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

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

**Cooling/Air Conditioning:** Attic Fan, Window Unit

## UTILITIES

**Heat Source:** Baseboard, Radiant, Radiators, Abv Ground Fuel Tank

**Hot Water:** Oil

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Style:** Colonial, Cottage

**Color:** Brown

**Porch:** Deck, Screened Porch

**Other Buildings:** Additional Garage, Additional Living Unit, Barn

**Additional Exterior Features:** Landscaped, Outside Lighting, Screened Porch

**Lot:** 20

**Garage/Parking Extras:** Driveway, Off Street, Other/see Remarks, 3-car

**Style:** Colonial

**Construction:** Frame/stick

**Siding:** Clapboard

**Roof:** Asph Shingle, Metal

**Lot Features:** Slope-gently

**Lot Dimensions:** 265 Front

## LOCATION DETAILS

**Area/Town:** Rochester

**Lot/Site:** Rural

**Directions:** Route 209 South Of Stone Ridge. Sign On Right

**School District:** Rondout Valley Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Mary Collins Real Estate, Inc

**Agent Last Name:** Volante

**Agent First Name:** Joanna



### Contact us

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