

ROCHESTER

4764 US-209 1 2, Accord, NY 12404

\$525,000

https://gristmillrealestate.com

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 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

Cooling/Air Conditioning: Attic Fan, Window Unit 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 Fuel Heating Fuel: Oil

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

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached Garage/Parking Extras: Driveway, Off Street, Other/see

Remarks, 3-car

Driveway: Gravel Style: Colonial

Style: Colonial, Cottage Construction: Frame/stick

Color: Brown Siding: Clapboard

Porch: Deck, Screened Porch Roof: Asph Shingle, Metal Lot Features: Slope-gently

Other Buildings: Additional Garage, Additional Living Unit,

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

Screened Porch

Lot: 20

LOCATION DETAILS

Area/Town: Rochester School District: Rondout Valley Schools

County: Ulster County Lot/Site: Rural

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



