



COLUMBIA
7951 NY-22, Copake Falls, NY 12517

<https://gristmillrealestate.com>

\$2,999,000

This lovely property at the foot of the Berkshires is located on a granite ledge approx 200 ft. long and 20 ft. high overlooking Rt.22 running north from NYC to the Canadian border. There are 15 acres and at least 1000 ft. of road frontage. There is also an adjacent buildable acre to the north adjoining the land. A 30,000 gal. Paddock gunite fenced-in pool is adjacent to the living room, dining room and kitchen building. Fifty-four years ago an attached 20x20 addition was added to this older 2-story structure. The central gathering room has a 2-story granite fireplace. Doors that open on both sides of the main floor give access to the outside. The second floor has a workable fireplace and doors that open to a built-in redwood porch. A sitting area upstairs en suite to two bedrooms. There are three cottages each with its own covered porch. The first cottage has 3 bedrooms, 2 bathrooms and a large living room. The center cottage has 2 smaller apartments with bathrooms. The third cottage has 2 bedrooms, large living room, small kitchen and dining area. The main house has 5 bedrooms upstairs and 4 bedrooms on the lower level each with their own private bathroom and covered porch. Two automatic generators come on if the electric goes out and a smoke/fire alarm system is also in place. There is a picnic area in the woods. Two underground oil tanks are double-lined.

MLS ID: 20232712

Status Category: Active

Zone: Commercial

Year built: 1900

Other Rooms: Bedroom, Den, Great Room, Office

Date added: Added 10 months ago

Listing Category: Commercial/industrial

Area, sq ft: 5238 sq ft

Acreage: 15.78

Age: 100-200

Commercial Features: Fire Alarm, Fireplace(s), Kitchen Facilites, Patio/decks, U/g Fuel Tanks

INTERIOR FEATURES

Flooring: Ceramic, Hardwood

Additional Interior Features: Window Units

Cooling/Air Conditioning: Window Unit

UTILITIES

Heat Source: Baseboard, Hot Water

Water: Drilled Well

Heating Fuel: Oil

Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Lot-paved, Off Street

Other Buildings: Additional Living Unit, Guest House, Other/see Remarks

Lot Features: Additional Land Available, Adjacent To State Land, Landscaped, Private, Secluded, Slope-steeply

Lot Dimensions: 15 .78

Road Frontage: State Road

Lot/Site: Rural

LOCATION DETAILS

Area/Town: Columbia

County: Columbia County

School District: Taconic Hills

Directions: Exit 21 Catskill To Bridge.left On 23, Left 23 East For 24 Miles. Go To Us 9 South 2.7 Miles, Right To 82, Straight For 12 Miles. Left County Rt 7, Left Wiltsey Bridge Rd. Go 2.9 Miles, Left Empire Rd. Right On Trout Brook, Left On 22, 1.9 Mi On Left

LISTED BY

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