

**ULSTER-Town of** 110 Brigham Ln, Lake Katrine, NY 12449

\$345,000

https://gristmillrealestate.com

Row, Row, Row Your Boat, or Kayak or Canoe right from your back yard with direct Esopus access from this charming 2 bedroom ranch. Many recent updates make this home a ready to occupy retreat. Conveniently located between Kingston and Saugerties, and just 20 minutes to Woodstock, for easy access to all the restaurants, water activities and entertainment venues in the area. And close to all shopping...Food Markets, Supermarkets, Lowes, Home Depot, local car dealers, furniture, clothing, etc. Everything one could possibly want or need, just minutes away. An excellent home for full-time or part-time living in one of the most desirable areas in Ulster County. And just 1 1/2 hours from the GW Bridge

**Addendum:** Canoe, Snowblower & Garden Furniture are all included in the sale. Basement has French Drain and flooring is treated with Water-Resistant Material Updates include.... Municipal Water New Septic Tank & Leach Fields New Hot Water Tank New Flooring & Painting in Kitchen New Stove Painting most rooms Removal of Dead trees & General Landscaping French Drain Sump Pump Perimeter Fencing Property is listed as being in a flood plain, but has not flooded as long as this Seller has lived there. The home is at a higher elevation than the creek.

MLS ID: 20232856 Listing Category: Residential

Status Category: Active Area, sq ft: 936 sq ft

Zone: Residential Acreage: 0.25
Year built: 1954 Age: 61-100
Bedrooms: Two Bathrooms: 1

Full Baths: OneLiving Room Level: 1Kitchen Level: 1Bedroom 1 Level: 1

Bedroom 2 Level: 1

Basement Level: L

SqFt 1st: 936

Basement: Full, Walk Out, Interior Access, Sump Pump,

Attic: Storage

Other Rooms: Breezeway, Main Bedroom, First Floor Bedroom Amenities: Garden Area, Play Area

Total Rooms: 4 Date added: Added 2 years ago

## INTERIOR FEATURES

Concrete Floor, Unfinished

Kitchen Description: Country Appliances: Dryer, Range, Refrigerator, Washer

Flooring: Hardwood, Mixed, Wood, Bamboo, Slate Wood Stove: Freestanding, Wood

Additional Interior Features: Insulated Doors, Storm Windows, Insulated Windows, Electric Stove Connection, Washer Connection, Smoke Detector, Carbon Monoxide Detector

**UTILITIES** 

Heat Source: Baseboard, Wood Assist Heating Fuel: Electric, Wood, Wood Assist

Hot Water: Electric Water: Municipal Plumbing: Mixed Sewer: Septic-ingr.

**Utility Level:** 1

**EXTERIOR FEATURES** 

Garage Type: Garage Detached Garage/Parking Extras: Driveway, 1-car

**Driveway:** Blacktop Style: Ranch

Style: Cottage, Ranch **Construction:** Masonry

Siding: Vinyl Porch: Breezeway

Roof: Asph Shingle Lot Features: Landscaped, Slope-gently, Water Frontage Views: Water, Panoramic, Creek Water Features: Navigable, Water Access, Water Front

Water Ways: Esopus Creek Additional Exterior Features: Storm Windows, Landscaped,

Outside Lighting, Fence **Lot:** 7

Lot Dimensions: .25

LOCATION DETAILS

Area/Town: Ulster-town Of School District: Kingston Consolidated

Lot/Site: Rural County: Ulster County

**Directions:** Head Southeast On Sawkill Rd Toward Town Hall Rd Turn Left Onto Sawkill Ruby Rd Turn Right Onto Leggs Mills Rd Turn Left Onto Brigham Ln Destination Will Be On The Right

110 Brigham Lane Sign On Property

LISTED BY

Office Name: Win Morrison Realty - W Office 2 Name: Win Morrison Realty - W

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