



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

<https://gristmillrealestate.com>

\$345,000

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

Status Category: Active

Zone: Residential

Year built: 1954

Bedrooms: Two

Full Baths: One

Kitchen Level: 1

Bedroom 2 Level: 1

Basement Level: L

Basement: Full, Walk Out, Interior Access, Sump Pump, Concrete Floor, Unfinished

Other Rooms: Breezeway, Main Bedroom, First Floor Bedroom

Total Rooms: 4

Listing Category: Residential

Area, sq ft: 936 sq ft

Acreage: 0.25

Age: 61-100

Bathrooms: 1

Living Room Level: 1

Bedroom 1 Level: 1

Attic Level: 2

SqFt 1st: 936

Attic: Storage

Amenities: Garden Area, Play Area

Date added: Added 12 months ago

INTERIOR FEATURES

Kitchen Description: Country

Flooring: Hardwood, Mixed, Wood, Bamboo, Slate

Appliances: Dryer, Range, Refrigerator, Washer

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

Hot Water: Electric

Plumbing: Mixed

Utility Level: 1

Heating Fuel: Electric, Wood, Wood Assist

Water: Municipal

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Blacktop

Style: Cottage, Ranch

Siding: Vinyl

Roof: Asph Shingle

Views: Water, Panoramic, Creek

Water Ways: Esopus Creek

Lot Dimensions: .25

Garage/Parking Extras: Driveway, 1-car

Style: Ranch

Construction: Masonry

Porch: Breezeway

Lot Features: Landscaped, Slope-gently, Water Frontage

Water Features: Navigable, Water Access, Water Front

Additional Exterior Features: Storm Windows, Landscaped, Outside Lighting, Fence

Lot: 7

LOCATION DETAILS

Area/Town: Ulster-town Of

Lot/Site: Rural

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

School District: Kingston Consolidated

County: Ulster County

LISTED BY

Office Name: Win Morrison Realty - W

Agent First Name: Margo

Agent 2 First Name: Margo

Office 2 Name: Win Morrison Realty - W

Agent Last Name: Obourn

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