



DELAWARE
315 Walker Rd, Margaretville, NY 12455

<https://gristmillrealestate.com>

\$899,000

1865 Cartwright Family Farm on 40 Acres with FARM HOUSE, CARRIAGE BARN, DAIRY BARN, 3-CAR GARAGE and SAP HOUSE! Stepping back in time inside the Farm House a lot of the original features and built-ins have been preserved- inlaid wood floors, original chestnut molding, large dining room with custom hardwood floor and leaded glass windows. Bedrooms on both first and second floor. Chestnut staircase leads to second floor primary bedroom and antique clawfoot tub in bathroom. Sit on your expansive covered wrap-around porch while gazing across the meadow toward the mountains in the distance. Swimmable POND across the road with more MOUNTAIN and Meadow VIEWS. Metal roof, new water heater, electric lines have recently been buried for clear views- 200 Amp upgrade in Farmhouse/panel is Generator ready, new 100 Amp electric panel in Carriage house, new gutters, new driveway with French drains piped under to street. Note: There is a CRP (Conservation Reserve Program) in place. Low taxes. Within 7 minutes of the center of Margaretville for restaurants, shops, Cafe Margeurite. Near Pakatakan Farmers Market, Peekamoose Restaurant and Folsom Point Provisions. 2 hours 15 min to GW Bridge!

MLS ID: 20232869

Status Category: Active

Zone: Residential

Survey: Y

Age: 100-200

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Other 1 Level: 1

SqFt 2nd: 768

Attic: Storage, Walk Up, Stand Up

Date added: Added 11 months ago

Listing Category: Residential

Area, sq ft: 1888 sq ft

Acreage: 39.13

Year built: 1865

Bedrooms: Four

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: 2

SqFt 1st: 1120

Basement: Full

Other Rooms: Bedroom, Main Bedroom, First Floor Bedroom

INTERIOR FEATURES

Appliances: Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer

Additional Interior Features: Storm Windows, Insulated Windows, 9 Ft. Ceilings, Gas Stove Connection, Smoke Detector, Carbon Monoxide Detector

Flooring: Ceramic, Hardwood, Wood

UTILITIES

Heat Source: Hot Water, Steam, Radiators

Water: Drilled Well, Spring

Electricity: 200 Amps

Utility Level: B

Heating Fuel: Oil

Plumbing: Mixed

Sewer: Cesspool

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Gravel

Style: Farm House, Two Story

Siding: Clapboard

Roof: Metal

Lot Features: Landscaped, Level, Meadow, Pond, Private, Rock Outcrop, Slope-gently, Slope-moderate, Wetland, Wooded, Water Frontage

Water Features: Pond, Stream

Lot Dimensions: 39.13 Ac

Garage/Parking Extras: Driveway, 3-car

Style: Farm House

Color: White Farm House With Gre

Porch: Open

Other Buildings: Barn, Other/see Remarks

Views: Meadow, Mountain, Valley, Panoramic, Farm, Creek

Additional Exterior Features: Partial Fenced, Storm Windows, Landscaped

Lot: 26.1

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

Directions: Rt 28 West To Cr 38 To Ny 30 North To Cr 36- Turn Left On Walker Road To 315 Walker- White Farm House With Green Trim With Multiple Red Barns And Garage

School District: Margaretville

County: Delaware County

LISTED BY

Office Name: The Machree Group, Llc

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