



SHANDAKEN

7194 Old Rte 28, Shandaken, NY 12480

Map data ©2024

\$209,000

<https://gristmillrealestate.com>

WHY pay \$1500/mo. for a rental when you can buy your own home for about \$1000/mo? This adorable and affordable sweet home has been designed and rebuilt with maintenance-free products. It's also just minutes from Belleayre Ski Slopes for the winter ski enthusiast. If you are ready to enjoy country living in a convenient location, take a look at this fully renovated home with 2 bedrooms, 1 car garage/basement plus a carport. Located on a portion of Old Rt. 28, it is situated on a rise with a sizeable, covered porch, ideal for BBQs. You are just minutes from Giant Ledge-Panther-Fox Hollow Trail Head, one of the best hiking trails around. A short walk will bring you to the Esopus Creek to enjoy its waters and world-class fishing. The interior features an open kitchen-living room, garden bay window, laundry-pantry area, etc. Only minutes to all recreation; skiing, hiking, & rail trails; easy access to shopping in the Best Little town of Phoenicia; Margaretville. or Woodstock. Front porch wraps around to back yard for easy access without using front steps.

Addendum: High R-value insulation for easy, affordable, carefree, and comfortable living. Six-inch exterior R-19 walls, R-30 ceilings, insulated windows and door; garden bay window. Total rebuild included Roof (architectural shingles). Hardiboard siding. Complete 200-amp electrical system, plumbing with 1 piece shower/tub, washer, dryer, range & refrigerator. New interior colonial panels doors with wide custom casings, and easy maintenance floors. Vaulted bath ceiling with skylight. Room by room separately zoned baseboard heat. Cable ready. New water pressure system and water heater. Turn-key, move-in & enjoy. Listing agent is co-owner. NOTE: Water is Turned Off. Please Do Not Use Toilet.

MLS ID: 20233043

Status Category: Active

Zone: Res.

Survey: Y

Age: 61-100

Full Baths: One

Kitchen Level: 1

Bedroom 2 Level: 1

Other 1 Level: 1

Living Room Room Size: 12x14

Bedroom 1 Room Size: 10x12

Other Room 1 Size: Pantry 8x8

Amenities: Bus Route

Listing Category: Residential

Area, sq ft: 650 sq ft

Acreage: 0.18

Year built: 1948

Bedrooms: Two

Living Room Level: 1

Bedroom 1 Level: 1

Basement Level: B

SqFt 1st: 650

Kitchen Room Size: 10x12

Bedroom 2 Room Size: 7x12

Basement: Full, Walk Out, Garage Access

Date added: Added 8 months ago

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Vinyl, Laminate

UTILITIES

Heat Source: Baseboard

Hot Water: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Drive Under

Driveway: Gravel

Style: Ranch

Color: Cream

Porch: Open

Other Buildings: Shed

Lot Dimensions: .18

LOCATION DETAILS

Area/Town: Shandaken

Lot/Site: Rural

Directions: From Thruway-kingston Exit 19 Take Route 28 West And Go Approximately 26.5 Miles And Bear Right Onto Old Rt. 28 (just Before And Across From Shandaken Town Hall).

LISTED BY

Office Name: Gutmann, Nola Realty

Agent Last Name: Gutmann

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

Additional Interior Features: Insulated Doors, Insulated Windows, Skylights, Smoke Detector, Carbon Monoxide Detector

Heating Fuel: Electric

Water: Drilled Well

Electricity: 200 Amps

Utility Level: B

Garage/Parking Extras: Driveway-shared, Under, Carport

Style: One Story

Construction: Frame/stick

Siding: Hardiplank

Roof: Asph Shingle

Views: Mountain

Lot: 4.2

School District: Oteora Central

County: Ulster County

Agent First Name: Nola



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