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\$209,000

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 2 years 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: Onteora Central County: Ulster County

Agent First Name: Nola

Contact us Phone:

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