

SHANDAKEN

7194 Old Rte 28, Shandaken, NY 12480

\$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 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 1 year ago

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Vinyl, Laminate

Appliances: Dryer, Microwave, Range, Range Hood,

Refrigerator, Washer

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

Detector

UTILITIES

Heat Source: Baseboard Hot Water: Electric Plumbing: Mixed Sewer: Septic-ingr. Heating Fuel: Electric
Water: Drilled Well
Electricity: 200 Amps
Utility Level: B

EXTERIOR FEATURES

Garage Type: Drive Under

Driveway: Gravel Style: Ranch Color: Cream Porch: Open

Other Buildings: Shed Lot Dimensions: .18

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

Style: One Story

Construction: Frame/stick

Siding: Hardiplank **Roof:** Asph Shingle **Views:** Mountain

Lot: 4.2

LOCATION DETAILS

Area/Town: Shandaken School District: Onteora Central

Lot/Site: Rural County: Ulster County

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 Agen

Agent Last Name: Gutmann

Agent First Name: Nola



