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\$650,000

How do I love thee? Let me count the ways.... With your Mid-Century pedigree, your expansive great room featuring a massive brick wood burning fireplace, your open layout accentuated by a wall of modern Pella sliding glass doors opening up to a unique parquet deck, both framing an epic view of the Ashokan Reservoir and Ashokan High Point Mountain, your private and convenient location with an ideal spot for a pool and the potential to significantly enhance the view by simply removing a few trees within your 3.6 acre parcel. Oh, and how about your hand cut blue stone patio, potting shed and detached 2 car garage that could serve as a studio or workshop. What's not to love?

Addendum: Second bedroom is currently being used as an office.

MLS ID: 20233045 Status Category: Pending Zone: R1 Year built: 1962 Bedrooms: Two Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 1 Living Room Room Size: 27.5 X 18 Dining Room Room Size: 12 X 11 Bedroom 2 Room Size: 17.5 X 16 Attic: Scuttle

Area, sq ft: 1706 sq ft Acreage: 3.6 Age: 61-100 Full Baths: Two Dining Room Level: 1 Bedroom 1 Level: 1 SqFt 1st: 1706 Kitchen Room Size: 11 X 8.5 Bedroom 1 Room Size: 17.5 X 14 Basement: Slab Date added: Added 2 years ago

Listing Category: Residential

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, WasherFireplace Location: Living RoomAdditional Interior Features: Sliding Glass Doors

UTILITIES

Heat Source: Baseboard, Hot Water, Zoned Hot Water: Coil, Oil, Tankless Plumbing: Mixed Fireplace Description: Brick Wood Stove: Insert In Fp

Heating Fuel: Oil Water: Drilled Well Electricity: Circuit Breakers Sewer: Septic-ingr. Utility Room Size: 8.5 X 5.5

EXTERIOR FEATURES

Garage Type: Garage Detached Driveway: Blacktop Style: Ranch, Mid Century Modern Color: Dark Brown Porch: Deck, Open Other Buildings: Shed Views: Mountain, Reservoir, Panoramic Lot Dimensions: 3.6 Acres

LOCATION DETAILS

Area/Town: Olive Lot/Site: Rural

Directions: Take Route 28 West Past Shokan And Make A Right On Runge Rd.

LISTED BY

Office Name: Halter Associates Realty Agent First Name: Sean Agent 2 First Name: James

Office 2 Name: Halter Associates Realty Agent Last Name: Zimmerman Agent 2 Last Name: Billingsley



Contact us Phone:

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Utility Level: 1

Garage/Parking Extras: Driveway Style: Ranch **Construction:** Frame/stick Siding: Cedar, Wood Roof: Asph Shingle Lot Features: Private, Slope-moderate, Wooded Additional Exterior Features: Landscaped Lot: 27

School District: Onteora Central County: Ulster County