DELAWARE
Roxbury, NY

https://gristmillrealestate.com

$699,000

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Welcome to Vega Valley Farmhouse, a sprawling 3460 square foot historic farmhouse in the wide and peaceful Denver Vega Valley. The home dates to 1885, with beautiful original details, and thoughtful updates throughout, making for a fantastic family retreat, or epic rental property. Enter double doors into a wood clad mudroom entryway, with plenty of storage for winter coats and boots. Fire up dual embedded heating elements to warm yourself while undressing from the myriad of outdoor activities at your fingertips here in Roxbury, including Plattekill and Belleayre ski mountains, Bearpen Mountain’s fat biking and cross country skiing, and the many hiking trails nearby. Inside, enter the first of two grand living rooms, with a river rock mantle and wood stove under soaring 16 foot ceilings, skylights and exposed beams. The primary suite has 18 foot ceilings and an oversized freestanding tub underneath a picture window in the bathroom. Bathe under mountain views, then climb out of the tub to warm radiant tile flooring underfoot. Upstairs is another bedroom and large lockable closet, if you choose to make this a rental property. In addition to the primary suite, there is a guest suite with a full bath, and stairs up to a loft overlooking the living room. That is currently set as another bedroom, but could be a great office space for remote workers. The second living room features stone floors and its own wood stove. This wing of the home has an open layout with hand hewn beams framing the entry to the kitchen and dining room. The chef’s kitchen features a Subzero refrigerator and double Miele ovens, propane range, wine fridge and custom cabinetry. A spacious formal dining room has room for entertaining plenty of friends and family, and opens via dual sliding doors to a massive deck with built-in seating, hot tub, and grill. Updates abound in this home. The basement has been redone with a poured foundation and spray foam insulation throughout. A new roof was installed, gutters updated and skylights added in 2020. A new septic system was installed in the summer of 2021, and a new driveway with drainage was put in in 2022. The front fence was installed in 2022. The hot tub and concrete pad it sits on were installed in 2017 and the tub will transfer with the sale. Owners cleared and did significant tree work for an open feel on the lot, safety, and the health of the trees on property. The heating system in the home is from a combination of sources. The main heating system is forced air fueled by heating oil. The primary bathroom features radiant floor heating under the tile, and the dining room has an auxiliary propane heater with its own dedicated tank. Add the two wood stoves, and this home can be as toasty as you desire, even in the coldest months. The hot water system is an updated on-demand hot water heater, with its own dedicated propane tank. This home is move-in ready, and will transfer with all contents, with a small list of excluded items.

MLS ID: 20233215
Status Category: Active
Acreage: 3.31
Age: 100-200
Bathrooms: 3
Living Room Level: 1
Kitchen Level: 1

Listing Category: Residential
Area, sq ft: 3460 sq ft
Year built: 1885
Bedrooms: Three
Full Baths: Three
Dining Room Level: 1
Family Room Level: 1

Bedroom 1 Level: 1

Bedroom 2 Level: 1

Bedroom 3 Level: 2

Den Level: 1

SqFt 1st: 3000

Basement: Full, Other/see Remarks, Bilco Door Access, Interior Access, Sump Pump, Concrete Floor

Attic: Scuttle

Other Rooms: Bedroom, Den, Great Room, Loft, Workshop

Amenities: Hot Tub

Date added: Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Gourmet

Appliances: Dishwasher, Dryer, Microwave, Oven-double, Range, Range-built In, Refrigerator, Washer, Tankless Hot Water Heater

Flooring: Hardwood, Mixed, Wide Board, Wood, Other/see Remarks, Radiant

Fireplace Description: Free Standing, Wood

Fireplace Location: Family Room, Living Room

Wood Stove: Wood

Miscellaneous Features: Ceiling-beamed, Ceiling-cathedral, Ceiling-vaulted

Additional Interior Features: Dig.l Program Thermostat, Skylights, Master Bath, Gas Stove Connection, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Central, Forced Air, Floor Heaters, Dual Fuel System

Heating Fuel: Oil, Propane, Wood

Hot Water: Propane, Tankless

Water: Drilled Well

Sewer: Septic-ingr.

Utility Level: B

EXTERIOR FEATURES

Garage Type: Garage Attached

Garage/Parking Extras: Driveway, 1-car

Driveway: Gravel

Style: Farm House

Style: Farm House

Construction: Frame/stick, Masonry

Siding: Board & Bat, Wood

Porch: Deck

Roof: Asph Shingle, Metal

Lot Features: Slope-gently, Other/see Remarks

Views: Meadow, Mountain, Valley

Additional Exterior Features: Partial Fenced, Gas/propane Grill

Lot Dimensions: 200x720

Lot: 13

LOCATION DETAILS

Area/Town: Delaware

School District: Roxbury Central Schools

Lot/Site: Rural

County: Delaware County

Directions: Well Marked On Google Maps

LISTED BY

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