

ALBANY

2611 NY-145, Preston Hollow, NY 12469

\$1,490,000

https://gristmillrealestate.com

This stunning parcel has panoramic view, pond and the Catskill Creek. The cute bungalo has 3 bedrooms and 1 bath. Hardwood floors and a cozy wood stove for those winter nights. Numerous barns and outbuildings will allow for multiple uses. A 40' X 80' polebarn can provide room for horses or an event space. Weddings on this farm would be spectacular. Another stable building is nearby. As you rise to the hiills the view increase exponentially. The land varies widly with meadow, cleared farm areas, heavilly wooded areas and thick brush. Another pole barn could be converted into guest quarters. Most of this beautiful land is high above a flood zone. Only across Rte 145 where you encounter a wonderful creek for swimming, fishing or conoeing is a flood zone. This property has soo much potential wheather for developement or just a huge event space. The New York State Thruway is just 20 minutes. Greeneville is 10 minutes. Windham Mountain is a half an hour. Saugerties, Hudson, Woodstock and Kingston are all within 45 minutes fo gerat entertainment, dining, shopping and recretion on the Hudson River.

MLS ID: 20233223 Listing Category: Residential

Status Category: Active Area, sq ft: 1326 sq ft

Zone: Res Acreage: 123
Survey: Y Year built: 1930
Age: 61-100 Bedrooms: Three
Bathrooms: 1 Full Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

SqFt 1st: 884 SqFt 2nd: 442
Basement: Full Total Rooms: 6

INTERIOR FEATURES

Date added: Added 2 years ago

Appliances: Dishwasher, Dryer, Exhaust Fan, Range Hood,

Refrigerator, Washer

Wood Stove: Freestanding Additional Interior Features: Insulated Windows, Gas Stove

Flooring: Mixed

Connection

UTILITIES

Heat Source: Forced Air **Heating Fuel:** Propane

Hot Water: Propane Plumbing: Mixed Sewer: Septic-ingr.

Water: Drilled Well

Electricity: Circuit Breakers, 200 Amps

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Farm House

Construction: Frame/stick

Porch: Open, Patio

Other Buildings: Barn, Stable

Views: Valley, Water, Panoramic, Farm, Creek

Lot Dimensions: 123 Ac

Garage/Parking Extras: Barn, 3-car

Style: Cottage Siding: Vinyl

Roof: Fbrgl Shngi

Lot Features: Meadow, Pond, Private, Slope-gently, Slope-moderate, Sub Dividable, Wooded, Other/see Remarks, Easement, Floodway

Water Features: Creek, Pond

Lot: 22.1

LOCATION DETAILS

Area/Town: Albany School District: Greeneville School District

Lot/Site: Rural County: Out Of County

Directions: From Catskil Rte 23 North To Rt On Route 145 To 2611 On Left. From Greeneville Rte 81 West To Left On Rte 145

To 2611 On Rt.

LISTED BY

Office Name: Win Morrison Realty Office 2 Name: Win Morrison Realty

Agent First Name: William Agent Last Name: St John Agent 2 First Name: Winton Agent 2 Last Name: Morrison



