



ALBANY
2611 NY-145, Preston Hollow, NY 12469

<https://gristmillrealestate.com>

\$1,490,000

This stunning parcel has panoramic view, pond and the Catskill Creek. The cute bungalow 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 hills the view increase exponentially. The land varies widely with meadow, cleared farm areas, heavily 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 canoeing is a flood zone. This property has so much potential whether for development 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 for great entertainment, dining, shopping and recreation on the Hudson River.

MLS ID: 20233223

Status Category: Active

Zone: Res

Survey: Y

Age: 61-100

Bathrooms: 1

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

SqFt 1st: 884

Basement: Full

Date added: Added 1 year ago

Listing Category: Residential

Area, sq ft: 1326 sq ft

Acreage: 123

Year built: 1930

Bedrooms: Three

Full Baths: One

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

SqFt 2nd: 442

Total Rooms: 6

INTERIOR FEATURES

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

Wood Stove: Freestanding

Flooring: Mixed

Additional Interior Features: Insulated Windows, Gas Stove 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

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

Views: Valley, Water, Panoramic, Farm, Creek

Lot Dimensions: 123 Ac

Lot: 22.1

LOCATION DETAILS

Area/Town: Albany

Lot/Site: Rural

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

School District: Greenville School District

County: Out Of County

LISTED BY

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