



**DELAWARE**  
487 Marvin's Way, Bovina Center, NY 13740

<https://gristmillrealestate.com>

**\$370,000**

Just in time for the upcoming ski season is 487 Marvin's Way, a charming 2 bed, 1 bath country cottage nestled at 2,250 ft in the Catskill Mountains on 8 spectacular acres in Bovina, NY. Located at the end of a private road, this property offers seclusion and tranquility in a picturesque setting. As you enter the light and airy space with vaulted ceilings and abundant windows, you will feel the calm of the country. Enjoy the open living, dining, and kitchen area and feel the warmth of the centerpiece wood-burning stove. The newly renovated kitchen features stainless steel appliances including a dishwasher, quartz countertops, and a full-size washer and dryer that provide convenience and a modern touch to this rustic abode. The home features two queen-sized bedrooms providing ample space for rest and relaxation. The additional lofted area can be used as a home office, studio, or extra guest space, offering versatility to suit your needs. The exterior of the property is equally as impressive. There is a storage shed, 3 decks, and a fire pit for entertaining or just hanging out. Nature enthusiasts will delight in the surrounding woods, perfect for hiking, exploring, and enjoying wildlife. Winter offers an opportunity to enjoy snow-filled mountains, sledding, snowshoeing, and cross-country skiing on the property. The open upland meadow presents breathtaking mountain and valley views and could be the perfect spot for a future build on the second lot making up the 8 acres. Additional updates to the home include a new well pump, pressure tank, and plumbing, a new septic tank, spray foam insulation in the crawl space and the private road has been regraded. Located close to the villages of Margaretville, Andes, Roxbury, and Delhi and only 20 mins from Bellayre Ski Resort and 15 mins from Plattekill. You will have access to stores, restaurants, and galleries. Schedule a showing today and imagine yourself enjoying this special property.

**Addendum:** The listing broker's offer of compensation is made only to participants of the HudsonValley Catskill Region MLS.

**MLS ID:** 20233251

**Status Category:** Active

**Zone:** Ra

**Year built:** 1975

**Bedrooms:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**Basement:** Crawl

**Date added:** Added 11 months ago

**Listing Category:** Residential

**Area, sq ft:** 768 sq ft

**Acreage:** 8

**Age:** 41-60

**Full Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**SqFt 1st:** -

**Other Rooms:** Loft

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Refrigerator, Washer

**Flooring:** Carpet, Hardwood

**Wood Stove:** Wood

**Miscellaneous Features:** Ceiling-vaulted

**Cooling/Air Conditioning:** Ceiling Fan

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Electric, Propane, Wood

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** C

## EXTERIOR FEATURES

**Driveway:** Gravel

**Style:** Cabin, Cottage

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Meadow, Secluded, Wooded, Easement

**Lot Dimensions:** 8 Acres

**Style:** Cottage

**Construction:** Frame/stick

**Porch:** Deck

**Other Buildings:** Shed

**Views:** Meadow, Valley, Panoramic

**Lot:** 31.4

## LOCATION DETAILS

**Area/Town:** Delaware

**Lot/Site:** Rural

**Directions:** Rt 28 West Towards Margaretville. Take A Rt Onto Bridge St. Left Onto Main St. Right Onto Walnut St. (route 6) This Turns Into Margaretville Mt Rd Then Into New Kingston Rd. Take A Rt Onto Marvin's Way, House Is At The End Of The Road On The Left

**School District:** Margaretville

**County:** Delaware County

## LISTED BY

**Office Name:** Compass Greater Ny, Llc

**Agent Last Name:** Mcalpine

**Agent First Name:** Mark



### Contact us

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