



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

\$370,000

<https://gristmillrealestate.com>

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 1 year 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

Phone:

(845) 246-3200
Toll Free: (800) 664-5503
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

