



**DELAWARE**  
225 Woodland Dr Unit 33-5, Denver, NY 12421

<https://gristmillrealestate.com>

**\$398,000**

Nestled in the heart of the Catskill mountains, this charming townhouse boasts a unique blend of modern comfort with a fusion of contemporary design and rustic charm. And best part.... just come and enjoy a real weekend retreat... leave the "work" out of the equation and have more time to hit the slopes or just relax. As you enter, you are greeted by an open-concept layout, illuminated by natural light streaming through expansive windows that frame mountain vistas. The living area features a cozy fireplace, perfect for warming up after a day of skiing or hiking, while the hardwood floors exude a sense of warmth and elegance. The kitchen is a chef's delight, equipped with top-of-the-line stainless steel appliances, sleek countertops, and ample storage space. The townhouse also includes three spacious bedrooms, each designed with relaxation in mind. Step outside onto the private deck, a perfect spot for al fresco dining or simply taking in the majestic views. Roxbury Run amenities include a pool, tennis courts, and walking trails for you and your guests. Upkeep is hassle free with community water, sewer, snowplowing, exterior maintenance all included in the nominal HOA fees. Just minutes to skiing, hiking, nearby shops, galleries, farmers markets and restaurants and 2 hours and 20 min from the GW Bridge. YOUR CATSKILL DREAM AWAITS!

**MLS ID:** 20233260

**Status Category:** Active

**Zone:** 920

**Year built:** 1973

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**SqFt 1st:** 872

**Basement:** Crawl

**Amenities:** Common Pool, Garden Area, Tennis Court

**Listing Category:** Residential

**Area, sq ft:** 1416 sq ft

**Acreage:** 0.03

**Age:** 41-60

**Full Baths:** Two

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**SqFt 2nd:** 544

**Other Rooms:** Great Room, Utility Room

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Range-built In, Washer

**Fireplace Description:** Stone, Wood

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

**Flooring:** Hardwood

**Fireplace Location:** Living Room

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Electric

**Electricity:** 200 Amps

**Utility Level:** 1

**Heating Fuel:** Electric

**Water:** Community

**Sewer:** Community

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot-paved

**Style:** Contempo

**Roof:** Asph Shingle

**Lot Dimensions:** 1416 Sq Ft

**Style:** Townhouse

**Siding:** Wood

**Views:** Mountain

**Lot:** 5

## LOCATION DETAILS

**Area/Town:** Delaware

**County:** Delaware County

**School District:** Roxbury Central Schools

**Directions:** Rt 28 In Arkville. Right On Rt 38 Then Left On Rt 30 Towards Roxbury. 5.2 Miles Then Right On Cty Rt. 8 To Top Of Hill. Turn Left Into Roxbury Run Village. Left Onto Mountainside. Second Left On Woodland, Third Left To Cluster 33-5

## LISTED BY

**Office Name:** The Catskill Dream Team

**Agent First Name:** Margaret

**Agent 2 First Name:** Katherine

**Office 2 Name:** The Catskill Dream Team

**Agent Last Name:** Bellar

**Agent 2 Last Name:** Keys



### 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

