



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 11 months 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

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