



## GARDINER

174 Marabac Rd, Gardiner, NY 12525

<https://gristmillrealestate.com>

**\$415,000**

Welcome to this absolutely charming 2-bedroom, 1-bathroom Gardiner home that exudes timeless elegance and modern comfort. Meticulously renovated in 2006, this like-new residence boasts a perfect blend of classic character and contemporary upgrades. Step into the heart of the home, where you'll find an upgraded kitchen complete with a pantry. The spacious living room beckons with the warmth of a wood-burning fireplace. The two bedrooms offer cozy retreats, and the full bathroom features a luxurious Jacuzzi tub, making self-care moments a true delight. Stepping outside, a back deck awaits for peaceful moments of tranquility, while the fenced-in rear yard offers ample space for outdoor activities and gardening. The property also comes equipped with leased solar panels that will conveniently transfer to the new owners, helping you save on energy costs. Additional features include a new roof on the house (2013), a new metal roof on the garage (2021), a whole-house generator hookup for added peace of mind, and a water softener system. This Gardiner gem is not just a house; it's a welcoming and fully-equipped home that invites you to embrace a life of comfort, convenience, and timeless charm.

**MLS ID:** 20233264

**Status Category:** Active

**Zone:** Hc

**Year built:** 1935

**Bedrooms:** Two

**Full Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Basement:** Full

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 984 sq ft

**Acreage:** 5

**Age:** 61-100

**Bathrooms:** 1

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**SqFt 1st:** 984

**Attic:** Other/see Remarks, Scuttle

## INTERIOR FEATURES

**Appliances:** Dishwasher, Refrigerator, Other/see Remarks

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Forced Air, Other/see Remarks

**Heating Fuel:** Oil, Solar

**Water:** Drilled Well

**Sewer:** Septic-ingr.

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Ranch

**Construction:** Frame/stick

**Other Buildings:** Additional Garage, Other/see Remarks

**Lot:** 37

**Garage/Parking Extras:** Driveway

**Style:** Cottage, Ranch

**Porch:** Deck

**Lot Dimensions:** 5.00

## LOCATION DETAILS

**Area/Town:** Gardiner

**County:** Ulster County

**School District:** New Paltz Central

**Directions:** V

## LISTED BY

**Office Name:** Exp Realty

**Agent Last Name:** Stevens

**Agent First Name:** Lindsay



### 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

