



SHANDAKEN

20 Van Loan Rd, Highmount, NY 12441

<https://gristmillrealestate.com>

\$134,900

This 2 story country home is within a 2 minute drive to the Belleayre Ski Resort lower lodge and 2+ hours from GWB and great access to major county roads. The home is on a flat, surveyed, easily cared for lot near the end of a quiet dead end road and features a total of 4 bedrooms, 2 bathrooms, a generous mud room, and a rear deck adjacent to the kitchen. A full-sized shed next to the parking area can easily accommodate skis, bicycles, gardening equipment etc. Given this outstanding location for skiers and non-skiers alike, the home has attractive potential for the next owner as a fixer-upper. Existing recent upgrades are an advantage such as the newer triple pane windows throughout, 5 year old heating unit, and 200 amp electric service, 3 year old water heater. This is a unique property for the next buyer.

MLS ID: 20233270

Status Category: Active

Zone: Residential

Survey: Y

Age: 61-100

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Den Level: 1

Other 2 Level: 1

SqFt 2nd: 573

Date added: Added 11 months ago

Listing Category: Residential

Area, sq ft: 1286 sq ft

Acreage: 0.33

Year built: 1950

Bedrooms: Four

Full Baths: Two

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: 2

Other 1 Level: 1

SqFt 1st: 713

Basement: Dirt, Bilco Door Access, Unfinished

INTERIOR FEATURES

Kitchen Description: Fl-vinyl

Flooring: Carpet, Linoleum, Vinyl, Laminate

Additional Interior Features: Insulated Windows

Appliances: Dryer, Range, Refrigerator, Washer, Other/see Remarks

Cooling/Air Conditioning: Ceiling Fan

UTILITIES

Heat Source: Forced Air, Abv Ground Fuel Tank

Hot Water: Propane

Plumbing: Mixed

Utility Level: 1

Heating Fuel: Oil, Propane

Water: Drilled Well

Sewer: Septic-ingr.

EXTERIOR FEATURES

Driveway: Gravel

Style: Two Story

Color: Brown

Porch: Deck

Other Buildings: Shed

Views: Mountain

Lot: 37

Style: Two Story

Construction: Frame/stick

Siding: Board & Bat

Roof: Asph Shingle

Lot Features: Level

Lot Dimensions: 82' X 172 '

LOCATION DETAILS

Area/Town: Shandaken

Lot/Site: Rural

Directions: From Pine Hill Take Rt28 2 Miles To Sign For Belleayre Ski Mountain. Turn Left Onto Galli Curci Road. In 50 Feet Make A Right Hand Turn Onto Van Loan Road. The Property Is Several Hundred Yards Down On The Right Hand Side Of The Road.

School District: Onteora Central

County: Ulster County

LISTED BY

Office Name: Keller Williams Upstate Ny Pro

Agent First Name: M. Peter

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Agent Last Name: Neumann

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