



## 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 1 year 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

**Agent 2 First Name:** Pamela Jean

**Office 2 Name:** Keller Williams Upstate Ny Pro

**Agent Last Name:** Neumann

**Agent 2 Last Name:** Orr



### Contact us

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