

SHANDAKEN

20 Van Loan Rd, Highmount, NY 12441

\$134,900

https://gristmillrealestate.com

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: $\boldsymbol{1}$

Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 2

Den Level: 1 Other 2 Level: 1 SqFt 2nd: 573

Date added: Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Fl-vinyl

Flooring: Carpet, Linoleum, Vinyl, Laminate

Additional Interior Features: Insulated Windows

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

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

Style: Two Story Construction: Frame/stick Color: Brown Siding: Board & Bat Porch: Deck Roof: Asph Shingle

Other Buildings: Shed Lot Features: Level

Lot Dimensions: 82' X 172' Views: Mountain

Lot: 37

LOCATION DETAILS

Area/Town: Shandaken School District: Onteora Central

Lot/Site: Rural County: Ulster County

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.

LISTED BY

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

Agent First Name: M. Peter Agent Last Name: Neumann Agent 2 First Name: Pamela Jean Agent 2 Last Name: Orr





Phone:

Address:

(845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

