**MARLBORO**
2 Reservoir Rd, Marlboro, NY 12542

https://gristmillrealestate.com

# $385,000

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Welcome to an amazing opportunity to experience the idyllic charm of Marlboro in the heart of the picturesque Hudson Valley. This spacious 3-bedroom, 3-bathroom home is a testament to comfortable living, offering a primary bedroom with an en suite bathroom and a generous walk-in closet. The convenience of a first-floor laundry room adds to the practicality and ease of living in this wonderful home. The property boasts a fenced-in backyard, perfect for outdoor gatherings and relaxation, all while being enveloped by the serene beauty of the surrounding farmland. Not only does this home provide a tranquil escape from the hustle and bustle of city life, but it also offers an easy commute, allowing you to enjoy the best of both worlds. With its proximity to local farms, nature trails, schools, and the delightful town, you'll have access to a vibrant community that cherishes its natural surroundings. The added bonus of a new solar system running at just $250 per month ensures you'll enjoy substantial savings on your energy bills for years to come. This unique property is being sold as-is and offers the potential for locked-in property taxes for approximately 14 years. Don't miss your chance to embrace the Hudson Valley lifestyle and make this wonderful house your new home, complete with the convenience of a first-floor laundry room and modern amenities. Home is being sold as-is.

**MLS ID:** 20233323
**Status Category:** Pending
**Zone:** Rag1
**Year built:** 2009
**Bedrooms:** Three
**Half Baths:** One
**Dining Room Level:** 1
**Family Room Level:** 1
**Bedroom 2 Level:** 2
**Den Level:** 1
**Basement:** Full, Unfinished
**Date added:** Added 2 years ago

**Listing Category:** Residential
**Area, sq ft: 1976** sq ft
**Acreage:** 1.12
**Age:** 11-20
**Full Baths:** Two
**Living Room Level:** 1
**Kitchen Level:** 1
**Bedroom 1 Level:** 2
**Bedroom 3 Level:** 2
**SqFt 1st:** 988
**Attic:** Other/see Remarks

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Other/see Remarks

**Cooling/Air Conditioning:** Window Unit

## UTILITIES

**Heat Source:** Baseboard
**Heating Fuel:** Oil
**Hot Water:** Oil
**Water:** Drilled Well
**Sewer:** Septic-ingr.
**Utility Level:** L

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway
**Style:** Colonial
**Style:** Colonial
**Construction:** Frame/stick
**Porch:** Deck
**Lot Features:** Other/see Remarks
**Additional Exterior Features:** Solar Panel Lease
**Lot Dimensions:** 1.12
**Lot:** 7

## LOCATION DETAILS

**Area/Town:** Marlboro
**School District:** Marlboro Central
**County:** Ulster County
**Directions:** Corner Of Reservoir Road And Lattintown Road

## LISTED BY

**Office Name:** Exp Realty, Llc
**Agent First Name:** Kathryn
**Agent Last Name:** Greaven

**Contact us**

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