

WOODSTOCK

603 Wittenberg Rd #607, Mt Tremper, NY 12457

\$995,000

https://gristmillrealestate.com

HOUSE + STORE + COTTAGE + APARTMENT + STREAM + ISLAND = A Woodstock Treasure! Live/work on your compound -- use one unit and let your tenants pay all your bills! Or, here's an 8% CAP rate if you are an investor looking for 4 rentable units! This is an amazing opportunity. In the past it has been Mezza Luna Pizza, The Wittenberg Store, and, most recently, Harana Market. They have all had picnic tables and lovely outdoor seating to the side of the building. The 864 sg ft store currently has a commercial kitchen and open shelving and refrigerators. Or, use it any way you want (as an office, photography studio, art space, etc. See Assoc. Docs for Usage chart). Lovely windows surround the open counter space and make for the most amazing, light-filled, quaint country vibe. Upstairs is a 2 bedroom, 1.5 bath (including washer/dryer), 864 sq ft apartment with a back balcony, off the LR, that overlooks the stream behind. Walk over an open patio to the front door and foyer of the main residence. This house offers 1,233 sq. feet and has 2 bedrooms and 2 full baths. The eat-in kitchen is adorable, and the LR has vaulted ceilings, extra closet space (w/ a new Bosch washer/dryer), and it opens to a back deck that overlooks the stream. Upstairs is a main bedroom suite with a mountain view. The en-suite bath is ample and there is room to spread out under vaulted ceilings while you sleep with the sound of the stream below. There's a covered portico garage with easy access to the side door and kitchen, and a horse-shoe driveway with plenty of parking spaces for tenants, guests, and visitors to the store. The 1 BR cottage (with almost 1,000 sq. ft) is tucked away behind the main house and has a full length front porch that faces the bridge over to a secret island and stream. Make a fire pit and sit by the Little Beaver Kill stream. All this on just under an acre. Yes, this is as sweet as the Catskills gets! Plus, the back of the property abuts DEP protected land.

MLS ID: 20233365

Status Category: Active

Zone: No

Year built: 1934 Bedrooms: Two

Living Room Level: 1
Kitchen Level: 1
Bedroom 2 Level: 1

SqFt 2nd: 363

Other Rooms: First Floor Bedroom

Listing Category: Residential

Area, sq ft: 1233 sq ft

Acreage: 0.9 Age: 61-100 Full Baths: Two

Dining Room Level: 1 **Bedroom 1 Level:** 2

SqFt 1st: 870

Basement: Partial, Walk Out, Concrete Floor

Date added: Added 2 years ago

INTERIOR FEATURES

Appliances: Dryer, Range, Refrigerator, Washer **Cooling/Air Conditioning:** Ceiling Fan, Window Unit

Flooring: Carpet, Ceramic, Mixed, Wood, Laminate

Miscellaneous Features: Ceiling-vaulted

Additional Interior Features: Electric Stove Connection, Washer Connection, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard **Heating Fuel:** Oil, Propane

Hot Water: Mixed, OilWater: Drilled WellElectricity: 200 AmpsSewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Carport Attached Garage/Parking Extras: 1-car, Carport

Driveway: Gravel **Style:** Two Story

Construction: Frame/stick Siding: Aluminum, Wood

Porch: Deck, Patio **Roof:** Asph Shingle

Other Buildings: Additional Living Unit, Guest House, Other/see Remarks

Lot Features: Parking Lot, Water Frontage, Flood Zone

Views: Meadow, Mountain, Water Water Features: Stream

Water Ways: Ltl Beaverkill Additional Exterior Features: Balcony

Lot Dimensions: .90 Acre

LOCATION DETAILS

Area/Town: Woodstock School District: Oneonta
Lot/Site: Rural County: Ulster County

Directions: From Center Of Woodstock, West 1.9 Miles On Rte 212 To Bearsville. Straight Through Intersection, Continue 2.6 Miles To Intersection Of Glenford-wittenberg Rd. Property Is Just

In Front Of Intersection.

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst

Office 2 Name: Bhhs Hudson Valley Prop-king

Agent First Name: SharonAgent Last Name: BreslauAgent 2 First Name: WilliamAgent 2 Last Name: Jones





Phone:

