



**DELAWARE**  
Highmount, Pine Hill, NY

<https://gristmillrealestate.com>

**\$450,000**

Ski enthusiasts, this is your dream home! A Mid-century-inspired haven literally across the street from Belleayre Mountain! The great room's clean design, open-floor-plan, soaring ceilings, and cozy fireplace creates a relaxing atmosphere for après-ski gatherings. Enjoy stunning woodland views (and in the winter glimpses of the Ski Trails) from the over-size picture windows that fill the home with natural south-facing light. Indoor/outdoor living is a year-round experience with a huge deck perfect for backyard entertaining, star-gazing and fun s'mores nights! Plenty of room for all with 3BR/2.5 bath. The primary bedroom is luxuriously large and features an en-suite bath with a huge whirlpool tub. The attached garage is a big plus (and the perfect spot to store the ski equipment.) Location is key and this one can't be beat. Close to all area attractions including hiking, kayaking, golf, farm markets and more. And enjoy all the amazing new restaurants and shops in the Villages of Pine Hill, Fleischmanns, and Margaretville. Perfect for personal use or it could be an ideal investment property. Only 2.15 hours from the GWB. Your Catskill Dream Awaits.

**MLS ID:** 20233369

**Status Category:** Pending

**Zone:** 920

**Year built:** 1987

**Bedrooms:** Three

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Basement:** Crawl

**Date added:** Added 10 months ago

**Listing Category:** Residential

**Area, sq ft:** 1724 sq ft

**Acreage:** 1.1

**Age:** 41-60

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 1400

**Other Rooms:** Manual Entry

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Garbage Disposal, Range, Washer

**Fireplace Description:** Wood

**Miscellaneous Features:** Ceiling-cathedral

**Flooring:** Carpet, Ceramic, Wood, Slate

**Fireplace Location:** Living Room

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Propane

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Style:** Contempo

**Construction:** Frame/stick

**Roof:** Metal

**Views:** Mountain, Seasonal

**Lot:** 5

**Garage/Parking Extras:** 1-car

**Style:** Contempo

**Siding:** Wood

**Lot Features:** Level, Wooded

**Lot Dimensions:** 1.1 Acres

## LOCATION DETAILS

**Area/Town:** Delaware

**County:** Delaware County

**School District:** Margaretville

**Directions:** From Rt 28 Turn At Clubhouse Road (directly Across Road From Belleayre Ski Resort). Wanatuska Is The First Turn On Left. House Is The First House On The Road.

## LISTED BY

**Office Name:** The Catskill Dream Team

**Agent First Name:** Margaret

**Agent 2 First Name:** Katherine

**Office 2 Name:** The Catskill Dream Team

**Agent Last Name:** Bellar

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### Contact us

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