



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 1 year 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

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