

## **DELAWARE**

37895 NY-28, Margaretville, NY 12455

\$125,000

https://gristmillrealestate.com

Standing for more than a century, this 1889 majestical house is in need of substantial modification. If you have a passion for historical preservation and are willing to put in the effort, this property could become a unique and charming home once again. Historically, the front of the home was a family-run convenient store for local residents. The land in which the home inhabits is flat and beautifully surrounded by rolling hill views. In addition, there is small spring fed pond which could easily be enlarged. The plumbing system was working in 2022, when the home was still occupied. It has been winterized ever since. The inside of the home was cleared out by the present owner. The home is in need of major cleaning and repair. The electric is 200 amp service. The septic was installed in 2012, DEP engineered, and pumped in 2019 (info obtained from the DEP). The age of the oil tank and water heater are unknown. There are 2 heater unit grates in the home, one on the first floor and one on the second. The wooden floors which are visible are in good shape and could be refurbished. There are areas covered by many layers of linoleum and carpet, but believed to be wood also. The yard consists of a chicken coupe and a small shed, which need cleanout and could possibly be replenished. The land requires removing equipment, RVs, and other random clutter. The property is located between Margaretville and Andes and is 2.5 hours from NYC. Surrounding areas have some of the best hiking, kayaking, skiing and arts this region has to offer. The property is being sold as-is, and is priced accordingly. Cash preferred.

MLS ID: 20233388

Status Category: Active

Zone: R-5 Survey: Y Age: 100-200 Full Baths: One

Dining Room Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 2

Attic Level: 3
Other 1 Level: 1
SqFt 1st: 682'

**Basement:** Dirt, Full, Unfinished **Other Rooms:** Other/see Remarks **Date added:** Added 2 years ago

**Listing Category:** Residential

Area, sq ft: 1364 sq ft

Acreage: 0.93
Year built: 1887
Bedrooms: Four
Living Room Level: 1
Kitchen Level: 1

Bedroom 2 Level: 2 Bedroom 4 Level: 2 Basement Level: B Other 2 Level: 1 SqFt 2nd: 682'

Attic: Stair/crawl, Stand Up, Walk In

**Total Rooms:** 12

## INTERIOR FEATURES

Appliances: Dryer, Microwave, Range, Refrigerator

Flooring: Carpet, Concrete, Hardwood, Linoleum, Mixed, Wide

Board

Additional Interior Features: Storm Windows, Insulated Windows, Gas Stove Connection, Smoke Detector, Carbon

Monoxide Detector

**UTILITIES** 

Heat Source: Forced Air Heating Fuel: Oil Hot Water: Electric Water: Drilled Well Electricity: 200 Amps Plumbing: Mixed

Sewer: Septic-ingr.

**EXTERIOR FEATURES** 

Garage/Parking Extras: Driveway Driveway: Circle, Dirt

Style: Colonial Style: Colonial Construction: Frame/stick Color: White

Siding: Clapboard, Wood Porch: Enclosed Porch, Glass Enclosed

Other Buildings: Chicken Coop, Shed, Other/see Remarks Roof: Asph Shingle, Metal

Lot Features: Level, Pond Views: Mountain

Additional Exterior Features: Partial Fenced Water Features: Pond

Lot Dimensions: 40511 Sf Lot: 33.000

**LOCATION DETAILS** 

Area/Town: Delaware **School District:** Margaretville Central Schools

Lot/Site: Rural County: Delaware County

**Directions:** Take Exit 19 Off The Ny State Thruway. Travel West On Ny-28 For 47.5 Miles And The House Will Be On The Riaht.

**LISTED BY** 

Office Name: Coldwell Banker Timberland Agent First Name: Susan

Agent Last Name: Lennon



