



DELAWARE
37895 NY-28, Margaretville, NY 12455

<https://gristmillrealestate.com>

\$125,000

Standing for more than a century, this 1889 majestic 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 1 year 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

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

UTILITIES

Heat Source: Forced Air

Hot Water: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Colonial

Construction: Frame/stick

Siding: Clapboard, Wood

Roof: Asph Shingle, Metal

Lot Features: Level, Pond

Water Features: Pond

Lot Dimensions: 40511 Sf

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

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 Right.

LISTED BY

Office Name: Coldwell Banker Timberland

Agent Last Name: Lennon

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

Heating Fuel: Oil

Water: Drilled Well

Electricity: 200 Amps

Driveway: Circle, Dirt

Style: Colonial

Color: White

Porch: Enclosed Porch, Glass Enclosed

Other Buildings: Chicken Coop, Shed, Other/see Remarks

Views: Mountain

Additional Exterior Features: Partial Fenced

Lot: 33.000

School District: Margaretville Central Schools

County: Delaware County

Agent First Name: Susan



Contact us

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