



**GREENE**  
1318 Spruceton Rd, West Kill, NY 12492

<https://gristmillrealestate.com>

**\$475,000**

Such a charming 3bed/2bath home with 5 acres on Spruceton Road in Westkill. The first floor boasts hardwood floors & wood beamed ceilings throughout the great room and family room/den. The open floor plan makes it fun to entertain your family and friends. There is a fireplace in the main space and a cast iron wood stove in the family room/den. The property extends to stream with deeded rights. MTC provides high speed internet in this area and great if you are working remotely. There are plenty of hiking trails nearby, the Westkill Brewery is just down the road and Hunter, Windham & Phoenicia are less that 20 minutes away. This property is being sold as-is.

**MLS ID:** 20233393

**Status Category:** Pending

**Zone:** R

**Survey:** Y

**Age:** 100-200

**Full Baths:** Two

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Den Level:** 1

**SqFt 2nd:** 500

**Kitchen Room Size:** 11 X 9

**Bedroom 1 Room Size:** 15.5 X 10.5

**Bedroom 3 Room Size:** 9 X 8

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 1814 sq ft

**Acreage:** 5

**Year built:** 1890

**Bedrooms:** Three

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**SqFt 1st:** 1314

**Family Room Room Size:** 20 X 18

**Den Room Size:** 26 X 12

**Bedroom 2 Room Size:** 17 X 14

**Basement:** Partial

## INTERIOR FEATURES

**Appliances:** Dryer, Range, Refrigerator, Washer

**Fireplace Description:** Wood

**Wood Stove:** Wood

**Flooring:** Hardwood

**Fireplace Location:** Family Room

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Electric

**Heating Fuel:** Oil

**Water:** Drilled Well

**Plumbing:** Mixed  
**Sewer:** Septic-ingr.

**Electricity:** 150 Amps

## EXTERIOR FEATURES

**Garage Type:** Garage Detached  
**Style:** Two Story  
**Siding:** Wood  
**Lot Dimensions:** 5.0

**Garage/Parking Extras:** 2-car  
**Construction:** Frame/stick  
**Roof:** Asph Shingle  
**Lot:** 56

## LOCATION DETAILS

**Area/Town:** Greene  
**Lot/Site:** Hamlet/village  
**Directions:** Take Route 42 & Turn Onto Spruceton Road. Go Approx 3 Miles. Property Will Be On The Right. See The Ruth Gale Sign.

**School District:** Hunter Tannersville  
**County:** Greene County

## LISTED BY

**Office Name:** Ruth Gale Realty  
**Agent Last Name:** Greenspan

**Agent First Name:** Richard



### Contact us

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