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\$474,900

This hidden weekend retreat is the last house at the end of a private lane. It is situated on over 5 acres with approximately 75' of water frontage. That's correct, walk right down and swim, fish or even just paddle out into your own water oasis. It is adjacent to two majestic mill ponds on the Lattintown Creek with an impressive water fall. The sounds of the rushing stream can easily be heard from this mostly cleared yard. There are two separate barbeque areas – one near the waterfront with 2 grills and picnic tables and another area on the back patio. The property also has a second septic system in place along with electric and water hook up. In fact, there is a brand new RV on site that sleeps ten which the seller is including in the sale that can easily accommodate family and friends. This property is also zoned agricultural if you have the desire to cultivate and harvest. This retreat is located less than 90minutes from the George Washington Bridge, and convenient to Newburgh and the Thruway. Conveniently located to the charming Village of Marlboro and less than a 10 minute drive will take you to everything you need for day to day living (groceries, hardware, dining, drugstore, fuel, etc..) The location, low taxes and access to a large body of water for recreational activities will make this an investment that makes sense.

MLS ID: 20233402 Status Category: Active Zone: Rag1 Year built: 1930 Bedrooms: Two Living Room Level: 1 Bedroom 1 Level: 1 SqFt 1st: 1367 Kitchen Room Size: 13x15 Bedroom 2 Room Size: 10x12.5

Attic: Scuttle

INTERIOR FEATURES

Kitchen Description: Eat In Flooring: Mixed, Vinyl, Wood

UTILITIES

Heat Source: Baseboard

Listing Category: Residential Area, sq ft: 1367 sq ft Acreage: 5.4 Age: 61-100 Full Baths: One Kitchen Level: 1 Bedroom 2 Level: 1 Living Room Room Size: 13x20 Bedroom 1 Room Size: 12x11 Basement: Finished, Full, Walk Out, Interior Access, Concrete Floor, Unfinished Date added: Added 2 years ago

Appliances: Dishwasher, Range, Refrigerator Miscellaneous Features: Other/see Remarks

Heating Fuel: Propane

Hot Water: Electric Plumbing: Mixed Sewer: Other, Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Off Street, Rv Style: Ranch **Construction:** Frame/stick Porch: Breezeway, Open, Patio Other Buildings: Other/see Remarks

Views: Water Additional Exterior Features: Landscaped, Outside Lighting Lot Dimensions: 708x385 Lot: 51

LOCATION DETAILS

Area/Town: Marlboro

Lot/Site: Rural

Directions: From Newburgh, Rte. 9w North Towards Highland. Left On Western Ave. To Right On Partington Ln. Follow Straight To The End, Last Home On The Lane.

LISTED BY

Office Name: Howard Hanna Rand Realty

Agent Last Name: Batista

Water: Drilled Well Electricity: 200 Amps

Driveway: Gravel Style: Ranch Siding: Block, Brick

Roof: Asph Shingle Lot Features: Landscaped, Level, Meadow, Parking Lot, Wooded, No Outlet Street, Water Frontage

Water Features: Water Access, Water Front

School District: Marlboro Schools County: Ulster County

Agent First Name: Rodney



Contact us Phone:

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