

## **GREENE**

22 Pine Ln, Lanesville, NY 12450

\$749,900

https://gristmillrealestate.com

Welcome to your one-of-a-kind double A-Frame gem nestled at the base of Hunter Mountain in the picturesque Catskills only 10 min walking distance to the ski slopes. This incredible 6-bedroom, 4-bathroom duplex with it's retro feel offers the perfect balance of seclusion and convenience. Perfect for investors, skiers, weekenders, and families alike. Surrounded by nature and trees, this property is an easy walk to skiing, the quaint Town of Hunter, trails, fishing in the Schoharie Creek, and swimming at Dolan's Lake. The spacious property spans .63 acres and is situated in a coveted community of homes. Each side of the duplex boasts an open floor plan, two bedrooms and a bath on each ground floor, living area with a cozy wood burning fireplace/stove, and a wall of windows, providing an abundance of natural light. The loft spaces can be utilized as an office or media room, offering additional versatility. Both units feature front and rear decks, perfect for outdoor relaxation and entertainment. All utilities for both units are completely separated, therefore taking advantage of the amazing opportunity to live in one side and rent the other, or rent out both. With municipal water and sewer, this duplex offers the ideal blend of privacy and modern amenities. Whether you're seeking a family home or an AirBnB investment, you won't want to miss this rare find. Experience the best of both worlds with stunning mountain views, unparalleled access to outdoor recreation, and the charm of a small-town atmosphere. Don't miss your chance to own a cool piece of paradise in this highly sought-after location in the heart of the Catskill Mountains.

**MLS ID:** 20233410

Status Category: Active

Zone: Res

Year built: 1965 Bedrooms: Six Full Baths: Four

**SaFt 1st:** 1656

Dining Room Level: 1
Family Room Level: Bedroom 2 Level: 1
Bedroom 4 Level: 2
Other 1 Level: 1

Basement: Full, Walk Out, Unfinished

Date added: Added 2 years ago

**Listing Category:** Residential

Area, sq ft: 2346 sq ft

Acreage: 0.63 Age: 61-100 Bathrooms: 4

**Living Room Level:** 1

Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 2

Den Level: 2 Other 2 Level: 2 SaFt 2nd: 690

Other Rooms: Den, Loft, Office, Study, First Floor Bedroom

## **INTERIOR FEATURES**

**Kitchen Description:** Breakfast Bar **Appliances:** Dishwasher, Dryer, Microwave, Range,

Refrigerator, Washer

Flooring: Carpet, Wood, Laminate Fireplace Description: Free Standing, Wood

Fireplace Location: Living Room Wood Stove: Freestanding

Miscellaneous Features: Ceiling-beamed, Ceiling-cathedral,

Ceiling-vaulted

**UTILITIES** 

Heat Source: Forced Air, Radiant, Abv Ground Fuel Tank Heating Fuel: Electric, Oil, Other

Water: Municipal Plumbing: Mixed Electricity: 200 Amps Sewer: Municipal

**Utility Level:** L

**EXTERIOR FEATURES** 

Style: A-frameStyle: A-frameConstruction: Frame/stickSiding: Wood

Porch: Deck Roof: Asph Shingle Lot Features: Rock Outcrop, Slope-gently, Wooded Views: Mountain

Lot Dimensions: .63 Acres Lot: 23

**LOCATION DETAILS** 

Area/Town: Greene School District: Hunter Tannersville

Lot/Site: Hamlet/village, Rural County: Greene County

**Directions:** 32 North To 23a. Take Left On Bridge St. Just Past Hunter Mountain Resort. Take Left On Riverside Drive. Bear Right On Mountain Drive. Take Right Onto Pine Lane. #22 On

Right.

**LISTED BY** 

Office Name: Corcoran Country Living

Office 2 Name: Corcoran Country Living

Agent First Name: HeidiAgent Last Name: MaloneyAgent 2 First Name: MarioAgent 2 Last Name: Geissler



