



**GREENE**  
22 Pine Ln, Lanesville, NY 12450

<https://gristmillrealestate.com>

**\$749,900**

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 its 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

**Dining Room Level:** 1

**Family Room Level:** -

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**Other 1 Level:** 1

**SqFt 1st:** 1656

**Basement:** Full, Walk Out, Unfinished

**Date added:** Added 10 months 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

**SqFt 2nd:** 690

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

## INTERIOR FEATURES

**Kitchen Description:** Breakfast Bar

**Flooring:** Carpet, Wood, Laminate

**Fireplace Location:** Living Room

**Miscellaneous Features:** Ceiling-beamed, Ceiling-cathedral, Ceiling-vaulted

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

**Fireplace Description:** Free Standing, Wood

**Wood Stove:** Freestanding

## UTILITIES

**Heat Source:** Forced Air, Radiant, Abv Ground Fuel Tank

**Water:** Municipal

**Electricity:** 200 Amps

**Utility Level:** L

**Heating Fuel:** Electric, Oil, Other

**Plumbing:** Mixed

**Sewer:** Municipal

## EXTERIOR FEATURES

**Style:** A-frame

**Construction:** Frame/stick

**Porch:** Deck

**Lot Features:** Rock Outcrop, Slope-gently, Wooded

**Lot Dimensions:** .63 Acres

**Style:** A-frame

**Siding:** Wood

**Roof:** Asph Shingle

**Views:** Mountain

**Lot:** 23

## LOCATION DETAILS

**Area/Town:** Greene

**Lot/Site:** Hamlet/village, Rural

**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.

**School District:** Hunter Tannersville

**County:** Greene County

## LISTED BY

**Office Name:** Corcoran Country Living

**Agent First Name:** Heidi

**Agent 2 First Name:** Mario

**Office 2 Name:** Corcoran Country Living

**Agent Last Name:** Maloney

**Agent 2 Last Name:** Geissler



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

