



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: 20233411

Status Category: Active

Acreage: 0.63

Age: 41-60

Bathrooms: 4

Other Rooms: Den, Loft, Office, Study, Master Bedroom

Unit 1 Baths: 2

Unit 2 Baths: 2

Date added: Added 8 months ago

Listing Category: Multi-family

Zone: Res

Year built: 1965

Bedrooms: 6

Basement: Full, Walkout, Unfinished

Unit 1 Bedrooms: 3

Unit 2 Bedrooms: 3

Supplies: -

INTERIOR FEATURES

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

Fireplace Description: Free Standing, Wood

Wood Stove: Freestanding, Wood

Flooring: Carpet, Ceramic, Hardwood, Linoleum

Fireplace Location: Living Room

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

Additional Interior Features: Master Bath

UTILITIES

Heat Source: Forced Air, Radiant, Wood Assist

Hot Water: Electric

Plumbing: Mixed

Electricity: 200 Amps

Heating Fuel: Electric, Oil

Water: -, Municipal

Electric: -

Sewer: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Off Street

Construction: Frame/stick, Other/see Remarks, Post And Beam

Porch: Deck

Lot Features: Rock Outcrop, Wooded, View

Lot Dimensions: .63 Acres

Style: Chalet, Double, Duplex, Two Story, Attached

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



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