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# \$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 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: 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 2 years ago

### **INTERIOR FEATURES**

 Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Fireplace Description: Free Standing, Wood
Wood Stove: Freestanding, Wood Listing Category: Multi-family Zone: Res Year built: 1965 Bedrooms: 6 Basement: Full, Walkout, Unfinished Unit 1 Bedrooms: 3 Unit 2 Bedrooms: 3 Supplies: -

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 StreetStyle: Chalet, Double, Duplex, Two Story, AttachedConstruction: Frame/stick, Other/see Remarks, Post And BeamSiding: WoodPorch: DeckRoof: Asph ShingleLot Features: Rock Outcrop, Wooded, ViewViews: MountainLot Dimensions: .63 AcresLot: 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.

### LISTED BY

Office Name: Corcoran Country Living Agent First Name: Heidi Agent 2 First Name: Mario

School District: Hunter Tannersville

County: Greene County

Office 2 Name: Corcoran Country Living Agent Last Name: Maloney Agent 2 Last Name: Geissler



Contact us Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901 gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

