



HURLEY
75 Collier Rd, West Hurley, NY 12491

\$139,900

<https://gristmillrealestate.com>

Diamonds are rough, so is this potential gem! Calling all visionaries, builders, and fearless fixer-uppers! This 2-bedroom, 1-bath historic beauty is ready to be reborn for a lucky homeowner with a can-do spirit and an eye for potential. While charming in its own right, this property requires some major structural love. Think floor joist and beam reinforcement, a complete electrical overhaul, and a cozy embrace of modern insulation. Unleash your inner architect: Picture the sunlight streaming through a brand-new kitchen, imagine cozy evenings by a crackling wood stove, or envision spacious bedrooms bathed in natural light. The blank canvas is yours to paint, with ample space to create your dream layout and embrace modern amenities. The private park-like grounds are adorned with rhododendrons, poppies, daffodils, roses, and more, requiring only a bit of pruning to restore their former beauty. There's also a garage with a sweet bedroom upstairs that has decorative ceilings and hand painted walls, as well as two smaller rooms and the main parking/storage downstairs - there may potential to be convert it to an ADU with town approval. There's also a large shed and old outhouse! Don't be intimidated by the renovation needs: This is your chance to create a home that truly reflects your unique style and personality. It's a chance to leave a mark on history and become part of the neighborhood's fabric. If renovation isn't your thing, tear it down and start new on this special property. Location, location, location: Set across from the Ashokan Reservoir in West Hurley, and within a short drive to Woodstock and Kingston. Schedule a viewing today and let your imagination run wild! This diamond in the rough awaits its transformation by a bold and visionary owner. Could you be the one? This property is in the watershed so buyers can take advantage of the septic program offered by the Catskills Watershed Corp.

MLS ID: 20233429

Status Category: Active

Zone: Res 1

Year built: 1926

Bedrooms: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

SqFt 1st: 1108

Attic: Storage

Listing Category: Residential

Area, sq ft: 1108 sq ft

Acreage: 0.33

Age: 61-100

Full Baths: One

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Basement: Crawl, Other/see Remarks, Interior Access

Date added: Added 1 year ago

UTILITIES

Water: Drilled Well

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Dirt, Gravel

Construction: Frame/stick

Other Buildings: Shed

Lot: 30

Garage/Parking Extras: Driveway

Style: Bungalow

Siding: Shakes

Lot Dimensions: 0.33

LOCATION DETAILS

Area/Town: Hurley

Lot/Site: Rural

Directions: Route 28a To Collier Rd; First House On Right

School District: Onteora Central

County: Ulster County

LISTED BY

Office Name: Exp Realty, Llc

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