

OLIVE

57 Traver Hollow Rd, Boiceville, NY 12412

\$98,000

https://gristmillrealestate.com

If you have been looking for a Catskills fixer upper, here is an opportunity for you to transform this cottage sited on a quiet town maintained dead end road. This 1.0-acre property is across the street from NYC owned land and bordered in the back by Bradkin Road. The property is being offered for sale 'as is', cash only since it would quite likely not qualify for a mortgage. The seller has no knowledge of the condition of the appliances, mechanicals and lighting fixtures as the home has not been lived in for over 10 years. Bring your ideas and plans for your upstate NY retreat and create your home away from the hustle and bustle and enjoy the region from this convenient central Catskills location. The one bedroom, one bathroom cottage also has an 8ft x 8ft sleeping loft accessed by a ladder in the living room. In the loft is a door leading to the attic storage space above the bedroom/kitchen/bathroom area. The home is heated by baseboard electric throughout. All windows are vinyl double glazed and there is recessed lighting installed in the kitchen-dining area. The lot is heavily wooded and will require removal of overgrown saplings, shrubs and some dead standing ash trees and other fallen trees.

Addendum: The one bedroom, one bathroom cottage also has an 8ft x 8ft sleeping loft accessed by a ladder in the living room. In the loft is a door leading to the attic storage space above the bedroom/kitchen/bathroom area. The home is heated by baseboard electric throughout. All windows are vinyl double glazed and there is recessed lighting installed in the kitchen-dining area. The lot is heavily wooded and will require removal of overgrown saplings, shrubs and some dead standing ash trees and other fallen trees.

MLS ID: 20233437

Status Category: Active

Zone: Res 1 Year built: 1955 Bedrooms: One Full Baths: One

Dining Room Level: 1 Bedroom 1 Level: 1

SqFt 1st: 418

Basement: Crawl, Dirt, Piers

Other Rooms: Loft

Date added: Added 2 years ago

Listing Category: Residential

Area, sq ft: 418 sq ft

Acreage: 1 Age: 61-100 Bathrooms: 1

Living Room Level: 1

Kitchen Level: 1
Other 1 Level: 1

Other Room 1 Size: 8'6" X 8'

Attic: Stair/crawl
Total Rooms: 4

INTERIOR FEATURES

Kitchen Description: Eat In Appliances: Refrigerator

Flooring: Sub-floor Wood Stove: Freestanding, Wood

UTILITIES

Heat Source: Baseboard **Heating Fuel:** Electric Hot Water: Electric Water: Drilled Well Plumbing: Mixed Electricity: 100 Amps

Sewer: Cesspool, On Site

EXTERIOR FEATURES

Style: Cottage Style: Cottage Color: Tan Construction: Frame/stick Siding: Vinyl Porch: Open

Roof: Asph Shingle Lot Features: Slope-gently

Lot Dimensions: 43, 560 **Lot:** 16

LOCATION DETAILS

Area/Town: Olive School District: Onteora Central

Lot/Site: Hamlet/village County: Ulster County **Directions:** From The Kingston Traffic Circle Take Route Neighborhood: Boiceville

28west For 16.3 Miles To Left On Route 28a For About 1.7 Miles To Right On Traver Hollow Rd. Tan House On The Left.

LISTED BY

Office Name: Coldwell Banker Timberland Agent First Name: Leighton

Agent Last Name: Ashley





Phone:

