



\$1,100,000

<https://gristmillrealestate.com>

This fully renovated classic 1805 lodge has been a Stagecoach station, Post Office, Country Store, Tavern, Public Meeting House, etc. ALLOWED USES INCLUDE OPERATION AS A HOTEL/ RESTAURANT/ BAR/ PACKAGE STORE. This is a unique opportunity for full-service lodging, or AirBnB, or a large private home. This 4,600 SF building is located on the Bushnellville Creek on Rt 42 near the Hunter Town line. This business has all the necessary permits/ certificates/ licenses/ approvals required to continue functioning as a hotel for lodging, and as a restaurant, and as a tavern, and as a package store, or as a private home. Contact LR for verification of all Permits, Licenses, and Certificates of Operation. There are few food service and lodging businesses within the NY City Watershed protected area, so consequently these documents are difficult to acquire and it is unlikely there will be allowed any additional lodging and food businesses along the streams within the Catskill Mountain Watershed. Historic use as a hotel, restaurant, tavern is established regardless that the Zoning is Residential 1.5. There is a full liquor and package license which enables a new owner to secure the same privilege. There is a DEP designed and installed septic system with grease trap, as well as a new drilled well this past summer. In addition there remains the original artesian spring well for other uses. Watch the 360 degree walk thru tour at [<https://my.matterport.com/show/?m=8RwJNsa3Vfv&brand=0>]

Addendum: The building has been gut renovated has been structurally reinforced over the last several years preserving rustic cut siding, wide pine floors, rough hewn ceilings, and includes modernized features such as new bathrooms and kitchen area, recessed lighting, new wiring, and updated heating system. Heating is by a 3ton split heat pump, a pellet wood stove, and electric baseboard in the bedrooms. There are two half bathrooms on the first floor for the restaurant and lounge/tavern area. There are seven guest rooms on the second floor that share one full bath and one half bath on the corridor. Two of these bedrooms can be used as 2 room suites for larger groups. The third floor, with five more rooms and a full bathroom is in the process of being renovated and can be available for owner or employee occupancy. The inn is positioned on the side of the Bushnellville Creek above the flood zone on 3/4 acre of land with good traffic between Phoenicia/Big Indian and the Hunter/Westkill areas. The trout stream in back runs through the valley but has not flooded the building which is set high above the stream. Refer to Elevation Certificate. Another related business, The J. Rocco's Restaurant Grill and Speakeasy is for sale nearby as companion to this, located at 7150 Rt 28 in Allaben/Shandaken. See companion listing at MLS#20233497. Inquire about both businesses together.

MLS ID: 20240028

Status Category: Active

Zone: Com 1 425 Inn

Survey: Y

Age: 200+

Bathrooms: 5

Listing Category: Residential

Area, sq ft: 5980 sq ft

Acreage: 0.7

Year built: 2022

Bedrooms: Seven

Full Baths: Two

Half Baths: Three
Dining Room Level: 1
Family Room Level: 1
Bedroom 2 Level: 2
Bedroom 4 Level: 2
Attic Level: 3
Other 2 Level: 3
SqFt 2nd: 1620
Basement: Partial
Total Rooms: 21

Date added: Added 12 months ago

INTERIOR FEATURES

Kitchen Description: Pantry

Flooring: Wood

Fireplace Location: Family Room

Miscellaneous Features: Bar-wet

UTILITIES

Heat Source: Baseboard, Central

Hot Water: Coil

Plumbing: Copper, Plastic

Sewer: On Site, Septic-ingr.

EXTERIOR FEATURES

Driveway: Gravel

Construction: Frame/stick, Post And Beam

Siding: Clapboard, Wood

Roof: Asph Shingle

Lot Features: Adjacent To State Land, Level, Water Frontage

Water Features: Creek, Waterfall

Handicap Accessible: Yes

Lot Dimensions: Irreg

LOCATION DETAILS

Area/Town: Shandaken

Elementary School: Phoenicia K-3

County: Ulster County

Neighborhood: Big Indian

LISTED BY

Office Name: Four Seasons Sotheby's Int'l-k

Agent Last Name: Chase

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

Den Level: 1

Other 1 Level: 3

SqFt 1st: 3060

SqFt 3rd: 1300

Amenities: Common Laundry

Virtual Tour:

<https://my.matterport.com/show/?m=8RwJNsa3Vfv&brand=0>

Appliances: Dishwasher, Exhaust Fan, Oven-double, Range, Range Hood, Refrigerator, Washer, Whole House Filter System

Fireplace Description: Free Standing

Wood Stove: Pellet

Additional Interior Features: Insulated Windows

Heating Fuel: Electric, Wood

Water: Spring

Electricity: Circuit Breakers, Single Phase, 200 Amps

Utility Level: 1

Style: Arts And Crafts

Color: Brown

Porch: Breezeway

Other Buildings: Shed

Views: Mountain, Creek

Water Ways: Esopus Creek, Other

Additional Exterior Features: Waterfall Garden

Lot: 5

School District: Onteora Central

Lot/Site: Rural

Directions: From Rt 28 To Between Phoenicia And Big Indian, Turn North On Rt 42. Go 2.5 Miles North To Bushnellsville. The Inn Is On The Right Just Past Post Office.

Agent First Name: Sherret



Contact us

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