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# \$849,000

OPEN HOUSE THIS SUNDAY FEB 4 @12PM-2PM.This unique property features 3 homes totaling 4700 square feet with 6 bedrooms & 5 bathrooms. The 2-family FRONT house is a 3Bed/2Bath with 2 separate offices/rooms, 2 kitchens, 2 hot tubs & yard. The MIDDLE house is a 1Bed/1Bath home with yard & the REAR house is a 2Bed/1Bath house with hot tub and yard. This family compound or investment property is nestled in the charming town of West Shokan, located between Woodstock & Phoenicia and offers a unique blend of tranquility and recreation. It is situated directly across from the Ashokan Reservoir, renowned for its exceptional trout fishing and breathtaking views. The allure for outdoor enthusiasts is heightened by proximity to diverse hiking trails like the Ashokan Rail Trail, Giant Ledge, Peekamoose Mountain and more. Additionally, the property's strategic location places it a short 25-minute drive from both Belleayre Mountain and the Hunter Mountain ski slopes. All furnishings are included, ensuring a seamless transition. As a resident of Olive, you'll enjoy convenient access to Davis Park, the town's recreational hub boasting an Olympic swimming pool, pavilion, basketball courts, and more. Embrace the best of country living with urban amenities just a stone's throw away in this West Shokan haven.

#### MLS ID: 20240033

Status Category: Active Zone: R 1 Year built: 1900 Bedrooms: Six Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 2 SgFt 2nd: 766

## **INTERIOR FEATURES**

Appliances: Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer Fireplace Description: Propane

#### UTILITIES

Heating Fuel: Propane Water: Drilled Well

Listing Category: Residential Area, sq ft: 4700 sq ft Acreage: 0.66 Age: 100-200 Full Baths: Five Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 1 SqFt 1st: 4700 Date added: Added 2 years ago

Flooring: Carpet, Laminate

Cooling/Air Conditioning: Ceiling Fan

Hot Water: Electric Plumbing: Mixed Electricity: 200 Amps Utility Level: 1 Sewer: Septic-ingr.

# **EXTERIOR FEATURES**

Garage/Parking Extras: Driveway Construction: Frame/stick Other Buildings: Shed Lot: 47

#### Driveway: Blacktop Roof: Asph Shingle Lot Dimensions: .66

# LOCATION DETAILS

Area/Town: Olive Lot/Site: Hamlet/village Directions: From Boiceville, Take Rouse 28a Approx 4 Miles And Property Will Be On The Right Just Past The Post Office.

### LISTED BY

Office Name: Ruth Gale Realty
Agent Last Name: Greenspan

School District: Onteora Central County: Ulster County

Agent First Name: Richard



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