

## **GREENE**

3642 NY-42, West Kill, NY 12492

\$279,000

https://gristmillrealestate.com

You'll enjoy spending time at this Renovated Cottage located in the Heart of the Catskills! The Open Floor Plan gives the feeling of more space than its square footage indicates. Inside there's New LifePro Laminate Flooring, New Windows, New Fujitsu Mini-Split Heat Pumps, New Range & Refrigerator, a New Bathroom and of course a fresh coat of paint. Accessed through one of the Bedrooms is a Partially Finished Walk-up Attic for excess storage. On the outside there's New Vinyl Siding and a New Bilco Door to access the Partial Basement. A Large Deck wraps around two sides of the house with plenty of room for Entertaining and BBQ's while admiring the Mountain View and Schoharie Creek directly across the road. The Cottage itself sits up, slightly elevated from the road, with a large yard and small stream. Skiing anyone? This property is less than 10 miles from Hunter Mountain Resort, less than 11 miles from Windham Mountain Club and 18.5 miles from Belleayre Mountain! If Hiking is your forte there are multiple Traiheads within striking distance. Take a ride out to the Country and smell the Fresh Air!

MLS ID: 20240039 Status Category: Active

Zone: Res Survev: Y Age: 61-100 Full Baths: One

**Dining Room Level:** 1 **Bedroom 1 Level:** 1

**SqFt 1st:** 788

Basement: Partial. Bilco Door Access

Other Rooms: Finished Attic

## **INTERIOR FEATURES**

Appliances: Range, Refrigerator

Cooling/Air Conditioning: Heat Pump

**UTILITIES** 

**Heat Source:** Heat Pump, Ductless Mini Split Sys

Hot Water: Flectric

Listing Category: Residential

Area, sq ft: 788 sq ft

Acreage: 1.12 Year built: 1948 **Bedrooms:** Two

Living Room Level: 1 Kitchen Level: 1

**Bedroom 2 Level:** 1 SqFt 2nd: 356

Attic: Finished, Walk Up

Date added: Added 2 years ago

Flooring: Laminate

Additional Interior Features: Insulated Windows, Washer Connection, Smoke Detector, Carbon Monoxide Detector

**Heating Fuel:** Electric Water: Drilled Well

Plumbing: Mixed **Sewer:** Septic-ingr. Electricity: Circuit Breakers, 200 Amps

**Utility Level:** 1

**EXTERIOR FEATURES** 

Garage/Parking Extras: Driveway, Off Street

Style: Cottage

Construction: Frame/stick

Porch: Deck, Open

Lot Features: Level, Slope-gently

Water Features: Stream

**Lot:** 15

**Driveway:** Gravel Style: Cottage

Siding: Vinyl

Roof: Asph Shingle

Views: Water

Lot Dimensions: 1.124 Ac

**LOCATION DETAILS** 

School District: Hunter Tannersville Area/Town: Greene

Lot/Site: Rural County: Greene County

**Directions:** From Kingston; Route 28 West To Route 42 In Shandaken. Continue 10.5 Miles To Property On Right, Sign On. From Hunter Mt; Route 23a West 8.8 Miles To Left On Rt.42 S. 0.9 Miles To Property On Left.

**LISTED BY** 

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