



**GREENE**  
3642 NY-42, West Kill, NY 12492

<https://gristmillrealestate.com>

**\$279,000**

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 Trailheads within striking distance. Take a ride out to the Country and smell the Fresh Air!

**MLS ID:** 20240039

**Status Category:** Active

**Zone:** Res

**Survey:** 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

**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 1 year ago

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator

**Cooling/Air Conditioning:** Heat Pump

**Flooring:** Laminate

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

## UTILITIES

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

**Hot Water:** Electric

**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

**Area/Town:** Greene  
**Lot/Site:** Rural

**School District:** Hunter Tannersville  
**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

**Office Name:** Howard Hanna Rand Realty  
**Agent Last Name:** Maldonado

**Agent First Name:** Edwin



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

