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\$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 Traiheads 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

INTERIOR FEATURES

Appliances: Range, Refrigerator Cooling/Air Conditioning: Heat Pump

UTILITIES

Heat Source: Heat Pump, Ductless Mini Split Sys Hot Water: Electric 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.

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

LOCATION DETAILS

Area/Town: Greene

Lot/Site: Rural

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

Electricity: Circuit Breakers, 200 Amps **Utility Level:** 1

Driveway: Gravel Style: Cottage Siding: Vinyl Roof: Asph Shingle Views: Water Lot Dimensions: 1.124 Ac

School District: Hunter Tannersville County: Greene County

Agent First Name: Edwin



Contact us Phone:

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