

DELAWARE

132 Pines Dr # 6-8, Denver, NY 12421

\$175,000

https://gristmillrealestate.com

EXCELLENT VALUE! This sprawling townhouse in Roxbury Run Village offers maximum convenience while nestled in the heart of the Catskill mountains. As you enter, you are greeted by an open-concept layout and expansive windows that open up to a spacious and private deck surrounded by mature trees and mountain views in the distance. The cozy fireplace with floor to ceiling stone hearth invites you into the great room after a long day on the slopes or winter fun. Roxbury Run amenities include a pool, tennis courts, and walking trails for you and your guests. Upkeep is hassle free with community water, sewer, snowplowing, exterior maintenance all included in the nominal HOA fees. This property would provide an excellent return on investment with just a few cosmetic updates. Just minutes to skiing, hiking, nearby shops, galleries, farmers markets and restaurants and 2 hours and 20 min from the GW Bridge. Your Catskill Dream Awaits!

MLS ID: 20240053 **Listing Category:** Residential

Status Category: Pending **Area, sq ft: 1325** sq ft

Zone: R Acreage: 0.04

Year built: 1978 Age: 41-60 **Bedrooms:** Three Bathrooms: 2

Full Baths: Two Living Room Level: 1 **Dining Room Level:** 1 Kitchen Level: 1

Bedroom 1 Level: 1 **Bedroom 2 Level: 2 Bedroom 3 Level: 2** SaFt 1st: 839

SqFt 2nd: 486 **Basement:** Crawl Other Rooms: Bedroom, Great Room, Utility Room, First Floor Amenities: Common Pool, Play Area, Tennis Court

Date added: Added 2 years ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Oven-built In, Range, Flooring: Carpet, Wood

Refrigerator, Washer

Fireplace Description: Stone, Wood Fireplace Location: Living Room

Wood Stove: Wood Cooling/Air Conditioning: Attic Fan, Wall Unit

Miscellaneous Features: Ceiling-cathedral

UTILITIES

Heat Source: Baseboard **Hot Water:** Electric **Electricity:** 200 Amps

Utility Level: 1

Heating Fuel: Electric **Water:** Community **Sewer:** Community

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved

Style: Contempo

Construction: Frame/mod

Porch: Deck

Lot Features: Landscaped, Parking Lot

Lot Dimensions: .0433 Acres

LOCATION DETAILS

Area/Town: Delaware

County: Delaware County

LISTED BY

Office Name: The Catskill Dream Team

Agent First Name: Katherine **Agent 2 First Name:** Margaret

Driveway: Blacktop, Common **Style:** Contempo, Townhouse

Siding: Wood Roof: Asph Shingle Views: Seasonal

Lot: 6-8

School District: Roxbury Central Schools

Directions: From Margaretville, Head Northeast On County Hwy 30 For 7 Miles, Take A Right On Scudder Hill Rd/county Hwy 8, After 1 Mile Take A Left Onto Pines Drive/roxbury Run Village Entrance. Follow Pines Drive To Left And Enter Cluster

Marked 132

Office 2 Name: The Catskill Dream Team

Agent Last Name: Keys
Agent 2 Last Name: Bellar



