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# \$350,000

This is a modest home lived in full time by an owner that enjoys nature, gardening, and no frills. The location is convenient to both Kingston and the Village of Saugerties and it has municipal Water and Sewer. There is a small fridge and a hot plate for the essentials. One bedroom, one full bath, a living room and an office. The Drolet\* wood stove and a vent-less propane heater is all that is needed to keep this home toasty in the winter months. New roof in 2020! Enjoy easy living.

#### MLS ID: 20240070

Status Category: Active Zone: Res Year built: 1953 Bedrooms: One Full Baths: One Kitchen Level: 1 Other 1 Level: 1 Living Room Room Size: 9 X 22 Bedroom 1 Room Size: 9 X 13 Basement: Crawl Date added: Added 2 years ago

#### **INTERIOR FEATURES**

Flooring: Linoleum

### UTILITIES

Heat Source: Space Heaters Hot Water: Propane Plumbing: Mixed Sewer: Municipal Utility Room Size: 4 X 7 Listing Category: Residential Area, sq ft: 684 sq ft Acreage: 0.19 Age: 61-100 Bathrooms: 1 Living Room Level: 1 Bedroom 1 Level: 1 SqFt 1st: 684 Kitchen Room Size: 9 X 12 Other Room 1 Size: 9 X 7 Other Rooms: Office

Wood Stove: Freestanding, Wood

Heating Fuel: Propane, Wood Water: Municipal Electricity: 100 Amps Utility Level: 1

## **EXTERIOR FEATURES**

Driveway: Gravel Style: Cabin, Cottage Color: White Porch: Deck, Open, Screened Porch Other Buildings: Shed Handicap Accessible: Yes Lot: 3

## LOCATION DETAILS

Area/Town: Saugerties-town Elementary School: Riccardi K-6 County: Ulster County

## LISTED BY

Office Name: Helsmoortel Realty Inc. Agent Last Name: Helsmoortel Style: Cabin Construction: Frame/stick Siding: Vinyl Roof: Asph Shingle Lot Features: Landscaped, Level, No Outlet Street Lot Dimensions: 74 X 104

School District: Saugerties Central Schools Lot/Site: Rural Directions: Rt 9w Heading South, Small Side Street Between Urgent Care And New Appartments Just Built.

Agent First Name: Thomasine



Contact us Phone:

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