

#### WAWARSING

87 Main St, Napanoch, NY 12458

https://gristmillrealestate.com

\$209,000

Wonderful Old Eyebrow Colonial in the Hamlet of Napanoch. Currently set up as a 2 family, this home could easily be converted back to a single family home. There are 4 bedrooms currently set up 2 in each unit. Front of house has a large livingroom, with a brick fireplace and beamed ceiling and a large eat in kitchen. Staircase up to 2 bedrooms. The current back unit is set up with a dining room, livingroom which as a single family would be a family room. Back kitchen area could be den area. Pass through from the front unit to the back is located where the refrigerator is placed. And then up stairs are 2 more bedrooms. Home is probably close to 200 years old and was once featured in a 1980s Hudson Valley lifestyles magazine. Under floors in many areas are wideboard floors. You could just imagine how this home could be restored to its former glory. Owners have already updated the roof and have strengthened the stone foundation. Relax on the covered side deck or enjoy your .3 acre mostly level back yard. Shopping is located less than a block away with easy access to Ellenville or Kingston.

MLS ID: 20240074

Status Category: Active

Zone: R/v-15 Year built: 1900 Bedrooms: Four Full Baths: Two

Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 2 Bedroom 4 Level: 2 Other 2 Level: 2 SqFt 2nd: 900

Family Room Room Size: 11x11.5 Dining Room Room Size: 10.5x8.5 Bedroom 2 Room Size: 13x9.5 Bedroom 4 Room Size: 11x8.5 Basement: Full. Bilco Door Access

Status: 2

Listing Category: Residential

Area, sq ft: 2225 sq ft

**Acreage:** 0.37 **Age:** 100-200 **Bathrooms:** 2

Living Room Level: 1

Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Other 1 Level: 1 Saft 1st: 1325

Living Room Room Size: 19x15 Kitchen Room Size: 11.5x15 Bedroom 1 Room Size: 15x9 Bedroom 3 Room Size: 10x11 Other Room 1 Size: 11x8

Other Rooms: Office

Date added: Added 2 years ago

## **INTERIOR FEATURES**

**Appliances:** Dishwasher, Range, Refrigerator **Flooring:** Carpet, Hardwood, Mixed, Vinyl, Wide Board

Fireplace Description: Brick Fireplace Location: Living Room

Miscellaneous Features: Ceiling-beamed

# **UTILITIES**

**Heat Source:** Baseboard, Forced Air **Heating Fuel:** Electric, Oil

**Hot Water:** Electric **Water:** Municipal

**Plumbing:** Mixed **Electricity:** 100 Amps

Sewer: Municipal Utility Level: 1

## **EXTERIOR FEATURES**

**Garage/Parking Extras:** Driveway, Off Street, 3-car **Driveway:** Blacktop

Style: ColonialStyle: ColonialColor: YellowSiding: T-111Porch: DeckRoof: Asph Shingle

Lot Dimensions: 42x368 Lot: 19

#### **LOCATION DETAILS**

Area/Town: Wawarsing School District: Ellenville Central

Lot/Site: Hamlet/village County: Ulster County

**Directions:** From Kingston; Rte 209 South To Napanoch; Take Right Onto Plank Rd To Left Onto Main St To 87 On Right

## **LISTED BY**

Office Name: Weichert, Realtors The Spiesma Agent First Name: Randy

Agent Last Name: Spiesman





Phone:

