



**GREENE**  
94 Meadow Brook Dr, Lanesville, NY 12450

<https://gristmillrealestate.com>

**\$695,000**

**INVESTMENT OPPORTUNITY and/or FAMILY HOME.** This property is private with mountain & stream views. Located in the heart of the Catskill Park in Lanesville, NY is only minutes from Hunter Mountain & Phoenicia. This 4BR/2BA, 2-family property has 2 floors with the same footprint of 2 bedrooms/1 bath each, the only difference is that the top floor has a cathedral ceiling, woodstove and washer/dryer. Both floors have decks with dramatic mountain & stream views. There is a small pond, a nice meadow & deeded water access to a beautiful stretch of the Stoney Clove Creek that the house rests high above. The seller recently installed 6 mini split units, 3 on each floor, new carpeting, added new light fixtures and some new appliances, (4) Andersen sliders-2 on each floor, spray foam insulation and dehumidifier in the basement. This is the perfect 4 season mountain house for you and your family to enjoy and also can be an income producer. The seller does short term rentals on this property and there are currently **NO SHORT-TERM RENTAL RESTRICTIONS** in this area but you will need to file locally for a license.

**MLS ID:** 20240102

**Status Category:** Active

**Zone:** 2f

**Survey:** Y

**Age:** 21-40

**Number of Units:** 2

**Unit 2 SqFt:** 1008

**Listing Category:** Multi-family

**Area, sq ft:** 2016 sq ft

**Acreage:** 1.3

**Year built:** 1989

**Basement:** Unfinished

**Unit 1 SqFt:** 1008

**Date added:** Added 8 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Wood Stove:** Freestanding

**Flooring:** Carpet, Ceramic, Hardwood

**Cooling/Air Conditioning:** Ceiling Fan, Ductless Split Ac Units

## UTILITIES

**Heat Source:** Ductless Mini Split Sys

**Hot Water:** Electric

**Heating Fuel:** Electric

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Contempo, Two Story

**Driveway:** Dirt

**Construction:** Frame/stick

**Siding:** Wood

**Roof:** Asph Shingle

**Views:** Meadow, Mountain, Water

**Lot Dimensions:** 1.3

**Porch:** Deck

**Lot Features:** Meadow, Pond, Water Frontage, View

**Water Ways:** Stony Creek

**Lot:** 28

## LOCATION DETAILS

**Area/Town:** Greene

**Lot/Site:** Hamlet/village

**School District:** Hunter-tannersville

**Directions:** Take Route 214 To Lanesville. Turn Right Onto Jansen Rd And Make The First Left Onto Meadowbrook. The Property Is The Last One On Meadowbrook.

## LISTED BY

**Office Name:** Ruth Gale Realty

**Agent Last Name:** Greenspan

**Agent First Name:** Richard



### Contact us

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