



GREENE
94 Meadow Brook Dr, Lanesville, NY 12450

\$695,000

<https://gristmillrealestate.com>

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, wood-stove 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 12 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

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Contact us

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