



**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, 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 1 year 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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