



**ROCHESTER**

96 Academy St, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$125,000**

Looking for a flip or a fixer upper? Here's your chance! The neighboring property at 94 Academy is a sister to this property and recently was renovated and sold over asking for \$370,000. Need inspiration? Check out the neighboring flip at [instagram.com/lotusrestorationand design](https://www.instagram.com/lotusrestorationanddesign). This cottage style home is on a large .55 acre lot which goes all the way down to Old Mine Road. Nicely situated within walking distance to the Kerhonkson Pool, Kerhonkson Elementary School, Mill and Main, and numerous convenience stores. Updates include new electric baseboard, electric wall heaters, new wood sheathing under the siding, pellet stove, electric meter and panel and new back half of roof. Cash only.

**MLS ID:** 20240105

**Status Category:** Active

**Zone:** Res 1

**Year built:** 1942

**Bedrooms:** Two

**Living Room Level:** 1

**Bedroom 1 Level:** 1

**SqFt 1st:** 592

**Kitchen Room Size:** 11 X 12

**Bedroom 2 Room Size:** 10 X 8

**Date added:** Added 12 months ago

**Listing Category:** Residential

**Area, sq ft:** 592 sq ft

**Acreage:** 0.55

**Age:** 61-100

**Full Baths:** One

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**Living Room Room Size:** 13 X 7

**Bedroom 1 Room Size:** 9 X 7

**Total Rooms:** 5

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator

**Wood Stove:** Pellet

## UTILITIES

**Heat Source:** Baseboard, Wall

**Hot Water:** Electric

**Utility Level:** 1

**Heating Fuel:** Electric

**Electricity:** 100 Amps

**Utility Room Size:** 10 X 7

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Cottage, Ranch

**Style:** Cottage

**Construction:** Frame/stick

**Porch:** Screened Porch  
**Lot Features:** Corner Lot  
**Lot:** 24

**Roof:** Asph Shingle  
**Lot Dimensions:** .55 Acre

## LOCATION DETAILS

**Area/Town:** Rochester  
**County:** Ulster County

**School District:** Rondout Valley Schools  
**Directions:** Rt 209 To Clay Hill To Academy

## LISTED BY

**Office Name:** Habitat Real Estate Group  
**Agent Last Name:** Hogan

**Agent First Name:** Melanie



### Contact us

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