

ROCHESTER

96 Academy St, Kerhonkson, NY 12446

\$125,000

https://gristmillrealestate.com

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. 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 2 years ago

INTERIOR FEATURES

Appliances: Range, Refrigerator

UTILITIES

Heat Source: Baseboard, Wall

Hot Water: Electric
Utility Level: 1

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Cottage, Ranch

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

Wood Stove: Pellet

Heating Fuel: Electric **Electricity:** 100 Amps **Utility Room Size:** 10 X 7

Style: Cottage

Construction: Frame/stick

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

Lot: 24

LOCATION DETAILS

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

LISTED BY

Office Name: Habitat Real Estate Group

Agent Last Name: Hogan

Roof: Asph Shingle

Lot Dimensions: .55 Acre

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

Agent First Name: Melanie



Contact us

Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

