



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 1 year 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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