



Hudson Valley - Catskill Region MLS



DELAWARE  
46860 NY-30, Halcottsville, NY 12438

<https://gristmillrealestate.com>

**\$495,500**

Since 1971 Alta Log Homes has been a leader in the industry because it provides a top quality crafted home with the most extensive design. This Alta Log home was built in 2010 by the Mann family, owners of Alta Log homes. It is set up as a duplex with 2 bedrooms, Kitchen and bath and living room on each side. You can live in one side and rent the other. Rent both sides, which they do now or combine the two into one large living home. It is available furnished or not furnished, your choice. It is move in ready. Just bring your things. The property has been meticulously maintained and features paved walkways, landscaping, Perennial flowers, trees and shrubbery. There is a nice outdoor fire pit on the side for just sitting or entertaining. Behind the property is the Historic Round Barn. Home to the Pakatakan Farmers Market that operates from May thru October, Saturdays only, 9am to early afternoon. All local amazing produce from surrounding farms. You can just walk over from your property. This is a very easy in easy out year round location.

**MLS ID:** 20240125

**Status Category:** Pending

**Zone:** R5

**Survey:** Y

**Age:** 1-5

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 1

**Basement:** Crawl

**Date added:** Added 8 months ago

**Listing Category:** Residential

**Area, sq ft:** 2048 sq ft

**Acreage:** 3.14

**Year built:** 2010

**Bedrooms:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**SqFt 1st:** 2048

**Amenities:** Garden Area, Play Area

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer

**Fireplace Description:** Free Standing, Propane, Wood

**Wood Stove:** Freestanding

**Miscellaneous Features:** Ceiling-beamed, Ceiling-cathedral

**Flooring:** Carpet, Hardwood

**Fireplace Location:** Family Room

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Washer Connection, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Style:** Contempo, Duplex, Log, One Story, Ranch

**Color:** Natural Log

**Porch:** Open

**Lot Features:** Additional Land Available

**Additional Exterior Features:** Landscaped, Paved Walkway

**Lot:** 39

**Garage/Parking Extras:** Driveway, Off Street, 2-car

**Style:** Duplex

**Construction:** Log

**Siding:** Wood, Other

**Roof:** Metal

**Views:** Meadow, Mountain

**Lot Dimensions:** 3.14 Acres

## LOCATION DETAILS

**Area/Town:** Delaware

**Lot/Site:** Rural

**Directions:** Take State Hwy Rt 30 From Margaretville Towards Roxbury. Just Passed Pakatakan Farmers Market (round Red Barn) First Driveway On Right.

**School District:** Margaretville Central Schools

**County:** Delaware County

## LISTED BY

**Office Name:** Coldwell Banker Timberland

**Agent Last Name:** Sharpe

**Agent First Name:** Alex



### Contact us

Phone:

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

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

