

https://gristmillrealestate.com

\$450,000

The Ferns at Mohican Lake is a new subdivision nestled in the woods and located in the quiet country Town of Lumberland. The Deluxe Lake Retreat ranch model offers 3 Bedrooms and 3 Full Baths, central A/C and an abundance of natural light. Come enjoy the oversized Kitchen , living room, dining room combo with cozy fireplace looking out the double doors leading to the oversized 10x24 rear deck. The Primary Bedroom also includes vaulted ceilings, walk in closet and a private bath with 6' custom shower and double vanity. Open cell spray foam make this home both practical and efficient. Come be part of the Catskill Revival and enjoy nearby Bethel Woods Center for the Arts, Kartite Indoor Water Park, Resort World Casino or take in nature with lake rights to Mohican Lake perfect for swimming, fishing, jet skiing and nearby rafting, hiking, biking and more.

MLS ID: 20240155LiStatus Category: ActiveArZone: ResArSurvey: YYeAge: New ConstructionBrBathrooms: 3FrLiving Room Level: 1DrKitchen Level: 1BrBedroom 2 Level: 1BrOther 1 Level: 1SrOther Rooms: Main BedroomTrVirtual Tour:
https://drive.google.com/file/d/1DZ7VKi9Ti9IBIF9T-MCWJspfgKreaEjQ/view

Listing Category: Residential Area, sq ft: 1664 sq ft Acreage: 1 Year built: 2024 Bedrooms: Three Full Baths: Three Dining Room Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 SqFt 1st: 1664 Basement: Full, Unfinished Total Rooms: 4 Date added: Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Eat In Fireplace Location: Living Room Miscellaneous Features: Ceiling-vaulted Flooring: Carpet, Vinyl Cooling/Air Conditioning: Ceiling Fan, Central Additional Interior Features: Walk In Closets, 9 Ft. Ceilings, Master Bath

UTILITIES Heat Source: Forced Air Hot Water: Electric

Heating Fuel: Propane Water: Drilled Well Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway Style: Ranch Siding: Hardiplank Lot Features: Level, Wooded Lot Dimensions: 1 Acre

LOCATION DETAILS

Area/Town: Sullivan County: Sullivan County

LISTED BY

Office Name: Realty Promotions Inc Agent Last Name: Ogden

Utility Level: B

Style: Ranch Construction: Frame/stick Porch: Deck Water Features: Lake, Water Access Lot: 24

School District: Eldred Central Schools

Directions: Use 6 Leers Road Glen Spey, Ny 12737 In Gps. Take Leers Rd To Parkside Dr, This Lot Is In Between House #'s 21 & 41.

Agent First Name: Christopher



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

