



SULLIVAN
39 Parkside Dr, Glen Spey, NY 12737

\$450,000

<https://gristmillrealestate.com>

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: 20240155

Status Category: Active

Zone: Res

Survey: Y

Age: New Construction

Bathrooms: 3

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

Other 1 Level: 1

Other Room 1 Size: Laundry Rm

Other Rooms: Main Bedroom

Virtual 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 12 months 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.

Utility Level: B

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Ranch

Siding: Hardiplank

Lot Features: Level, Wooded

Lot Dimensions: 1 Acre

Style: Ranch

Construction: Frame/stick

Porch: Deck

Water Features: Lake, Water Access

Lot: 24

LOCATION DETAILS

Area/Town: Sullivan

County: Sullivan County

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.

LISTED BY

Office Name: Realty Promotions Inc

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