



**SULLIVAN**  
856 Benton Hollow Rd, Woodbourne, NY 12788

**\$489,900**

<https://gristmillrealestate.com>

Step inside this lovingly, meticulously maintained colonial farmhouse and FALL in LOVE! Completely and creatively upgraded, the vintage charm is impeccably intact. Tastefully appointed Chef's kitchen offers spacious island, SS appliances, granite counters and Maple floors. The formal dining room is exquisite with plenty of space for entertaining and a dazzling chandelier that gracefully hangs from an amazing artisan tin ceiling. Double doors open to the HUGE living room with soapstone-clad woodstove and a pair of pocket doors to den/ TV room which is a perfect guest space. Wide plank wood floors adorn most of the home and feature radiant heat; just one of the many upgrades the current owners have added - a pleasant surprise. The second floor offers 3 bedrooms and 2 full baths. Main bedroom suite boasts a grand private bath/ dressing room with a view. Office on main level could easily serve as 4th bedroom and is joined to a sweet sunroom leading you outside to the screened gazebo, deck and hot tub in the very private side yard. The outbuilding has a separate electric meter and is currently used for storage but use your imagination (think studio/ guest quarters). A 2-bay detached garage is amply suited for an RV - and there is an RV hook up! The grounds (4+ acres) are captivating! There are stone walls, several species of fruit trees, berries, a tree fort, an open meadow and plenty of gardening space and surrounding nature to enjoy. No stone has been left unturned here... too much to mention, see attachments. Welcome home to a place that will surely warm your heart and your toes! :)

**MLS ID:** 20240166

**Status Category:** Pending

**Zone:** Res

**Survey:** Y

**Age:** 100-200

**Bathrooms:** 3

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Other 1 Level:** 1

**SqFt 1st:** 1691

**Basement:** Crawl, Mixed, Partial, Walk Out, Bilco Door Access, Interior Access

**Date added:** Added 10 months ago

**Listing Category:** Residential

**Area, sq ft:** 2822 sq ft

**Acreage:** 4.19

**Year built:** 1885

**Bedrooms:** Three

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Den Level:** 1

**Other 2 Level:** 1

**SqFt 2nd:** 1131

**Other Rooms:** Den, Office, Study, Main Bedroom

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Wood Stove:** Freestanding, Wood

**Miscellaneous Features:** Humidifier, Central Vacuum

**Flooring:** Hardwood, Mixed, Wood, Radiant

**Cooling/Air Conditioning:** Wall Unit

**Additional Interior Features:** Insulated Windows, Master Bath, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Forced Air, Radiant, Stand By Generator, Zoned, Abv Ground Fuel Tank, Ductless Mini Split Sys

**Hot Water:** Propane

**Electricity:** Circuit Breakers

**Utility Level:** 2

**Heating Fuel:** Propane, Wood Assist

**Water:** Drilled Well

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Blacktop, Circle

**Style:** Colonial, Farm House

**Color:** White

**Porch:** Open

**Lot Features:** Landscaped, Level, Meadow, Private, Slope-gently, Wooded

**Lot Dimensions:** 350x550

**Garage/Parking Extras:** 2-car

**Style:** Farm House

**Construction:** Frame/stick

**Siding:** Vinyl

**Roof:** Asph Shingle

**Additional Exterior Features:** Stand By Generator, Hot Tub, Landscaped, Outside Lighting, Fence, Privacy Fence, Gazebo, Gas/propane Grill

**Lot:** 23.3

## LOCATION DETAILS

**Area/Town:** Sullivan

**Lot/Site:** Rural

**Directions:** Benton Hollow Road, # 856

**School District:** Tri-valley Central

**County:** Sullivan County

## LISTED BY

**Office Name:** Malek Properties, Inc.

**Agent Last Name:** Malek

**Agent First Name:** Carol



### Contact us

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