

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

Interior Access

Date added: Added 2 years 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

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, Heating Fuel: Propane, Wood Assist

Abv Ground Fuel Tank, Ductless Mini Split Sys

Water: Drilled Well Hot Water: Propane **Electricity:** Circuit Breakers Sewer: Septic-ingr.

Utility Level: 2

EXTERIOR FEATURES

Garage Type: Garage Detached Garage/Parking Extras: 2-car

Driveway: Blacktop, Circle Style: Farm House

Style: Colonial, Farm House Construction: Frame/stick

Color: White Siding: Vinyl

Porch: Open Roof: Asph Shingle

Lot Features: Landscaped, Level, Meadow, Private, Slope-

Additional Exterior Features: Stand By Generator, Hot Tub, Landscaped, Outside Lighting, Fence, Privacy Fence, Gazebo, gently, Wooded

Gas/propane Grill

Lot Dimensions: 350x550 Lot: 23.3

LOCATION DETAILS

Area/Town: Sullivan School District: Tri-valley Central

Lot/Site: Rural County: Sullivan County

Directions: Benton Hollow Road, #856

LISTED BY

Office Name: Malek Properties, Inc. Agent First Name: Carol

Agent Last Name: Malek



