



GREENE
10702 NY-23A, Hunter, NY 12442

\$365,000

<https://gristmillrealestate.com>

This delightful country cottage is a perfect embodiment of a peaceful Catskills retreat in the serene beauty of Upstate New York. Located just a few miles from the prestigious Hunter Mountain Ski Resort, and close to Windham Mountain and Belleayre Mountain, this property is an ideal getaway for ski enthusiasts and nature lovers alike. The cottage itself radiates a warm, inviting ambiance, being fully furnished with a tasteful and rustic decor that compliments its charming character. It features a cozy living space, comfortable bedroom, and a well-equipped kitchen, ready to accommodate all your needs. The expansive deck is a standout feature, offering breathtaking views of the surrounding mountains and overlooking the Schoharie Creek, perfect for enjoying mornings or stunning sunsets. One of its unique features is a captivating streamside waterfall, located along the rear accessory suite, providing a picturesque and soothing backdrop. The cottage is set on a generous 4-acre plot of wooded forest land, and adding to its appeal, the property's current status as a holder of an active Short-Term Rental (STR) license, presents a valuable opportunity for those interested in generating income. This makes it an attractive rental choice for visitors to the area, ensuring a potential steady income stream for the new owners. This turn-key property is especially appealing as a starter second home, offering a hassle-free option for immediate enjoyment or as an income-producing investment, especially with its exceptionally low taxes!! This charming cottage represents a unique opportunity to own a slice of the enchanting Catskills region. Its location near the West Kill Brewery adds another layer of attraction, making it not just a peaceful retreat but also a hub for local exploration and enjoyment. Whether you are seeking a tranquil country life, a family getaway, or an investment in a prime location, this property offers it all - a blend of natural beauty, convenience, and potential.

MLS ID: 20240219

Status Category: Active

Zone: R1

Year built: 1945

Bedrooms: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Den Level: 1

Basement: Partial, Bilco Door Access

Date added: Added 12 months ago

Listing Category: Residential

Area, sq ft: 900 sq ft

Acreage: 4.01

Age: 61-100

Full Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

SqFt 1st: 900

Other Rooms: Bedroom, Studio

INTERIOR FEATURES

Appliances: Dishwasher, Range, Refrigerator

Flooring: Wood

UTILITIES

Heat Source: Forced Air

Electricity: Circuit Breakers

Heating Fuel: Oil

Utility Level: B

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Cottage

Construction: Frame/mod

Porch: Deck, Patio

Lot Features: Cliffs, Wooded

Water Features: Stream, Waterfall

Lot: -3

Garage/Parking Extras: Driveway, 1-car

Style: Cottage

Color: White

Other Buildings: Studio

Views: Mountain, Valley, Water, Panoramic, Creek

Lot Dimensions: 4.01 Acres

LOCATION DETAILS

Area/Town: Greene

Lot/Site: Rural

Directions: West On Rt 23a Past Hunter, House On Right Before Rt42

School District: Hunter-tannersville

County: Greene County

LISTED BY

Office Name: Dugo Realty

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