



## SHANDAKEN

74 Cruickshank Rd #76, Big Indian, NY 12410

<https://gristmillrealestate.com>

**\$1,150,000**

Situated in the heart of the Catskill Mountains, you will find this grand turn of the century twenty-two-bedroom estate. Surrounded by scenic mountain vistas yet just a short distance to popular hiking trails, ski areas and the charming towns of Margaretville and Phoenicia. This distinctive property offers 44 rooms on three levels encompassing over 12,000 square feet. The first floor features a floor to ceiling stone fireplace, beamed ceilings, commercial kitchen, and a flowing layout with open family room/ dining area which is ideal for family get togethers. There is a bonus room with a theater stage and space for seating, which you can envision performances of many kinds. The second and third levels included twenty bedrooms plus owners' quarters. This property lends itself to many entrepreneurial uses such as hotel, bed and breakfast, themed camps, and retreats. Bring your imagination! Additionally, there is caretaker's cottage, heated in-ground pool, and hot tub. Sizable pond located on the lower meadow along with Esopus Creek frontage. Don't miss out on this one-of-a-kind opportunity.

**MLS ID:** 20240229

**Status Category:** Pending

**Zone:** Multiple

**Year built:** 1900

**Bedrooms:** Ten+

**Full Baths:** Seven

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 3

**Den Level:** 1

**Other 2 Level:** 2

**SqFt 2nd:** 3716

**Basement:** Dirt, Partial, Walk Out, Bilco Door Access

**Amenities:** Hot Tub, Pool-in Ground

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 12638 sq ft

**Acreage:** 41.3

**Age:** 100-200

**Bathrooms:** 8

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 3

**Other 1 Level:** 1

**SqFt 1st:** 5206

**SqFt 3rd:** 3716

**Other Rooms:** Bedroom, Office, Other/see Remarks

**Virtual Tour:** [https://youtu.be/Av7jA\\_9wCps](https://youtu.be/Av7jA_9wCps)

## INTERIOR FEATURES

**Kitchen Description:** Country

**Flooring:** Hardwood

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

**Fireplace Description:** Brick, Stone

**Fireplace Location:** Living Room, Other/see Remarks

**Cooling/Air Conditioning:** Window Unit

**Additional Interior Features:** French Doors

**Wood Stove:** Freestanding, Wood

**Miscellaneous Features:** Ceiling-beamed, French Doors

## UTILITIES

**Heat Source:** Baseboard, Floor Heaters

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Electric, Propane

**Water:** Drilled Well

**Electricity:** Circuit Breakers, 200 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway, Off Street

**Style:** Farm House

**Construction:** Frame/stick

**Porch:** Open

**Other Buildings:** Guest House

**Views:** Meadow, Mountain

**Water Ways:** Esopus Creek

**Lot Dimensions:** 41.3

**Driveway:** Gravel

**Style:** Farm House, Victorian

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Pond, Private, Slope-gently, Wooded, No Outlet Street, Water Frontage

**Water Features:** Pond, Stream

**Additional Exterior Features:** Inground Pool, Hot Tub

**Lot:** 31

## LOCATION DETAILS

**Area/Town:** Shandaken

**Lot/Site:** Rural

**Directions:** From New York State Exit 19: Take Route 28 West For Approximately 30 Miles To Big Indian. Turn Left On Oliverea Rd. Turn Right On Lost Clove Rd. Take Left Onto Cruickshank Rd. House On Right "big Indian Springs".

**School District:** Onteora Central

**County:** Ulster County

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

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### Contact us

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