



Hudson Valley -Catskill Region MLS



DELAWARE
31 Big Rock Rd, Margaretville, NY 12455

<https://gristmillrealestate.com>

\$699,000

OPEN HOUSE THIS SATURDAY 2/10 1PM TO 4PM! BIG ROCK MOUNTAIN HOUSE - A luxury Catskills retreat that blends modern architecture with nature's grandeur. Clean design incorporates oversize windows that flood the home with warm natural light and allows you take in the panoramic mountain views from every angle. Perfectly designed, the open-concept layout maximizes possibilities for entertaining and relaxation. The great-room incorporates a spacious seating area and fireplace with a modern galley kitchen and large dining area where everyone will want to hang! Two bedrooms with full baths on the main floor are strategically placed at opposite ends of the living area and offer total privacy. Upstairs a huge loft area is an additional bedroom but offers a variety of live/work options. Outside is a total oasis with a large in-ground pool perfectly situated to enjoy the mountain views! A deck and patio area are ready for al fresco dining and the fire pit is perfect for evening star-gazing!. Situated on 5 private acres on a dead-end road. A+ location just outside of the village of Halcottsville, with kayaking and swimming at Wawaka Lake. Near the Villages of Roxbury & Margaretville, two ski resorts, golf and the Pakatakan Farm Market. Only 2.25 hours from the GWB. Your Catskill Dream Awaits!

MLS ID: 20240289

Status Category: Pending

Zone: R

Survey: Y

Age: 21-40

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

SqFt 1st: 1476

Amenities: Play Area, Pool-in Ground

Listing Category: Residential

Area, sq ft: 1476 sq ft

Acreage: 5.1

Year built: 1987

Bedrooms: Three

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Basement: Crawl, Sump Pump, Concrete Floor

Date added: Added 11 months ago

INTERIOR FEATURES

Appliances: Dryer, Exhaust Fan, Oven-built In, Range, Refrigerator, Washer

Fireplace Description: Wood

Miscellaneous Features: Ceiling-vaulted

Flooring: Hardwood

Fireplace Location: Living Room

Additional Interior Features: Skylights

UTILITIES

Heat Source: Baseboard

Hot Water: Electric

Electricity: 200 Amps

Utility Level: 1

Heating Fuel: Electric

Water: Drilled Well

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Contempo

Construction: Frame/stick

Siding: Hardwood

Other Buildings: Shed

Views: Mountain, Panoramic

Lot Dimensions: 5.1 Acres

Driveway: Gravel

Style: Contempo

Color: Hemlock Untreated

Roof: Metal

Lot Features: Level

Additional Exterior Features: Inground Pool

Lot: 15

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

Directions: Head northeast on ny-30 For 5.2 Miles, Left On Halcottsville Rd For .4 Miles, Left Onto Bragg Hollow Road For 1.1 Miles, Right On Vermilyea Rd For About 1 Mile, Continue Onto Big Rock Road - Property On Left.

School District: Roxbury Central Schools

County: Delaware County

LISTED BY

Office Name: The Catskill Dream Team

Agent First Name: Katherine

Agent 2 First Name: Margaret

Office 2 Name: The Catskill Dream Team

Agent Last Name: Keys

Agent 2 Last Name: Bellar



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