



**PLATTEKILL**  
57 Hull Ave, Clintondale, NY 12515

<https://gristmillrealestate.com>

**\$375,000**

Peaceful Sustainable Prepper Homestead: The Best of Both Worlds: This property is the best of both worlds with massive potential for sustainability. The focus of the last 5 years on this quaint 1950s cape has been on the bones; replacing the roof, septic and the hot water heater with a heat pump hot water heater. The electrical system was upgraded to 200 amps with rewiring of critical areas. The downstairs apartment has been outfitted with 3 ductless heat/cold units in addition to a highly efficient wood burning fireplace insert. The upstairs is a separate income apartment that pays for the school/property taxes. And the oil-fired furnace only services the upstairs apartment, the expense of which is taken off personal taxes. A two-car garage was built with an upstairs office and 20 solar panels. However, the unique value of this property is its 1.2 acres, boasting of mature chestnut trees, arbors bedecked with red/purple grapes, peach, and fig trees. The prepper will value the white eastern pines whose needles can be used to make vitamin C- rich tea. Blackberry and raspberry bushes, pear cactus, wild peppermint, abound along with a ginko biloba and hawthorn berry trees all scattered around the property; the central feature of which is an electrified chicken coop and fenced in compound housing happy egg producing chickens. Botanically savvy preppers will appreciate the bounty of medicinal plants: yarrow, comfrey, nettles, elderberry, echinacea, milk thistle and even a number of volunteers like mullein, chickweed, chicory, wild lettuce, callaloo, purslane and don't forget, dandelions, one of the best liver tonics there is. There are multiple raised beds, organic of course, two of which are fenced in to keep out any unwelcome critters. The quiet energy of a meandering stream and waterfall bordering a portion of the property creates a calming oasis to destress at the end of the day. In summary, what makes this property the best of both worlds? Being 10 minutes from

**MLS ID:** 20240309

**Status Category:** Active

**Zone:** See Remarks

**Year built:** 1951

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Other Rooms:** Bedroom

**Date added:** Added 7 months ago

**Listing Category:** Residential

**Area, sq ft:** 1296 sq ft

**Acreage:** 1.2

**Age:** 61-100

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Basement:** Full, Walk Out, Interior Access, Sump Pump, Concrete Floor, Unfinished

**Amenities:** Garden Area

## INTERIOR FEATURES

**Kitchen Description:** Cabinets Wood

**Flooring:** Carpet, Ceramic, Hardwood

**Fireplace Location:** Living Room

**Cooling/Air Conditioning:** Ceiling Fan, Other

**Appliances:** Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer, Energy Star Appliances

**Fireplace Description:** Brick

**Wood Stove:** Insert In Fp

**Additional Interior Features:** Storm Windows, Electric Stove Connection, Washer Connection, Garage Door Opener, Water Filter, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Stand By Generator

**Water:** Drilled Well

**Electricity:** 200 Amps, Stand By Generator

**Heating Fuel:** Oil, Solar, Wood

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Other-see Remarks

**Driveway:** Blacktop, Common

**Style:** Cape

**Siding:** Vinyl

**Roof:** Asph Shingle

**Garage/Parking Extras:** Driveway

**Style:** Cape

**Color:** White

**Porch:** Deck

**Other Buildings:** Additional Garage, Chicken Coop, Shed, Studio

**Water Features:** Stream

**Lot Features:** Other/see Remarks

**Additional Exterior Features:** Stand By Generator, Solar Panel Own

**Lot:** 36

## LOCATION DETAILS

**Area/Town:** Plattekill

**Lot/Site:** Hamlet/village

**Directions:** 57 Hull Avenue, Clintondale, Ny 12515

**School District:** Highland Central Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Realmart

**Agent Last Name:** Yao

**Agent First Name:** Qizhan



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

