



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 11 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

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