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## \$425,000

CHARMING WATERFRONT Property! Embrace the serenity of waterfront living with this charmingly refurbished 3-bedroom, 2bathroom home nestled along the picturesque Rondout Creek. SPRING IS HERE and how nice it would be to walk out your back door to go kayaking, swimming, fishing, and enjoy family gatherings on the expansive back deck while relishing the breathtaking views. Boasting a cozy cabin ambiance, this home enjoys a semi-secluded end-of-street location. Enhanced by a versatile den, perfect for a home office or additional bedroom, and a family room featuring a majestic stone fireplace with a functional propane insert, this residence exudes warmth and character. The master bedroom suite, complete with a walk-in closet, en-suite bathroom, and enchanting water vistas, offers flexible usage options, including conversion into a luxurious living room. Noteworthy features include waterfront access with water views from almost every window, a new roof installed in 2023, a recently upgraded water heater in 2024, refurbished oil heater, new heating ducts, and the convenience of public water and sewer services. Experience the best of both worlds with this idyllic retreat, conveniently located just moments away from an array of recreational activities. Explore the nearby Shawangunk Mountains for hiking adventures, discover the beauty of the Kerhonkson Rail Trail and Lake Minnewaska Preserve, or indulge in thrilling hang gliding experiences in Ellenville. Entertainment options abound with the Monticello Casino and captivating Hudson River cruises in Kingston, NY, all within a 30-minute drive. This gem is move-in ready. Owners are motivated to sell!!! [Video Tour Link: https://youtu.be/zkHBW1t6uRw?si=89tBDGtR80D8rvnb]"

Addendum: [Video Tour Link: https://youtu.be/zkHBW1t6uRw?si=89tBDGtR8OD8rvnb]"

MLS ID: 20240331 Status Category: Active Zone: Residential Year built: 1930 Bedrooms: Three Full Baths: Two Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 Basement Level: B Basement: Full Basement: Full Date added: Added 1 year ago Listing Category: Residential Area, sq ft: 1440 sq ft Acreage: 0.43 Age: 61-100 Bathrooms: 2 Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 1 Attic Level: A SqFt 1st: 1440 Attic: Scuttle Total Rooms: 7

#### **INTERIOR FEATURES**

Kitchen Description: Galley

Flooring: Ceramic, Hardwood, Laminate

Fireplace Location: Family Room

Additional Interior Features: Insulated Windows, Walk In Closets, 9 Ft. Ceilings, Master Bath, Sliding Glass Doors, Electric Stove Connection, Washer Connection, Gas Dryer Connection, Icemaker Connection, Smoke Detector, Carbon Monoxide Detector

### UTILITIES

Heat Source: Forced Air Hot Water: Propane Plumbing: Mixed Sewer: Municipal

# EXTERIOR FEATURES

Garage/Parking Extras: Driveway Style: Ranch Construction: Frame/stick Porch: Deck, Open Other Buildings: Shed

Views: Water, Creek Water Ways: Rondout Creek Lot: 22

## LOCATION DETAILS

Area/Town: Rochester Elementary School: Kerhonkson Pre K-3 County: Ulster County

## LISTED BY

Office Name: Coldwell Banker Timberland Agent Last Name: Lennon Appliances: Dishwasher, Microwave, Range, Refrigerator Fireplace Description: Propane Miscellaneous Features: Ceiling-vaulted

Heating Fuel: Oil Water: Municipal Electricity: 200 Amps

Driveway: Gravel Style: One Story Siding: Vinyl Roof: Asph Shingle, Other Lot Features: Landscaped, Level, Slope-moderate, Water Frontage, Flood Zone Water Features: Creek, Water Access, Water Front Lot Dimensions: .43

School District: Rondout Valley Schools Lot/Site: Suburb Directions: From 209s, Turn Left Onto 42nd Street, And Then Right Onto Wood Street. Last House On The Left.

Agent First Name: Susan



Contact us Phone:

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