



**ROCHESTER**

906 Queens Hwy, Accord, NY 12404

<https://gristmillrealestate.com>

**\$274,990**

SLIP INTO SOMETHING MORE COMFORTABLE...Weather you're just starting out, or looking for a sweet weekend getaway, this comfy Ranch home just might be the right fit. The kitchen has Oak cabinets, other features include Hardwood flooring, central AC, a pellet stove. and a stone fireplace in the Living Room. It all adds to the warm feeling that will not be lost in a power outage thanks to the Generac, whole house generator. Set on a level 3/4-acre parcel, it's ideal for the avid gardener. The garage is a nice addition and would make a good studio or workshop. The furnace, central AC, whole house generator, and well pump are all within two years old.

**MLS ID:** 20240347

**Status Category:** Active

**Zone:** R 1

**Year built:** 1965

**Bedrooms:** Two

**Full Baths:** One

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**Living Room Room Size:** 13x15

**Bedroom 1 Room Size:** 11x13

**Basement:** Full, Bilco Door Access

**Status:** [2](#)

**Listing Category:** Residential

**Area, sq ft:** 960 sq ft

**Acreage:** 0.75

**Age:** 61-100

**Bathrooms:** 1

**Living Room Level:** 1

**Bedroom 1 Level:** 1

**SqFt 1st:** 960

**Kitchen Room Size:** 8x16

**Bedroom 2 Room Size:** 9x14

**Attic:** Scuttle

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Carpet, Hardwood, Vinyl

**Wood Stove:** Pellet

**Appliances:** Dryer, Range, Range Hood, Refrigerator, Washer

**Fireplace Description:** Stone, Wood

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Gas

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** L

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Style:** Ranch

**Siding:** Vinyl

**Roof:** Asph Shingle

**Lot Dimensions:** 0.75

**Garage/Parking Extras:** 1-car

**Style:** Ranch

**Construction:** Frame/stick

**Porch:** Enclosed Porch

**Lot Features:** Level

**Lot:** 26

## LOCATION DETAILS

**Area/Town:** Rochester

**Elementary School:** Kerhonkson Pre K-3

**County:** Ulster County

**School District:** Rondout Valley Schools

**Lot/Site:** Rural

**Directions:** Route 209 To Queens Hwy. Number

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-king

**Agent Last Name:** Carelli

**Agent First Name:** Nicholas



### Contact us

Phone:

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

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

