**ROCHESTER**
906 Queens Hwy, Accord, NY 12404

https://gristmillrealestate.com

# $274,990

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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 2 years 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**

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