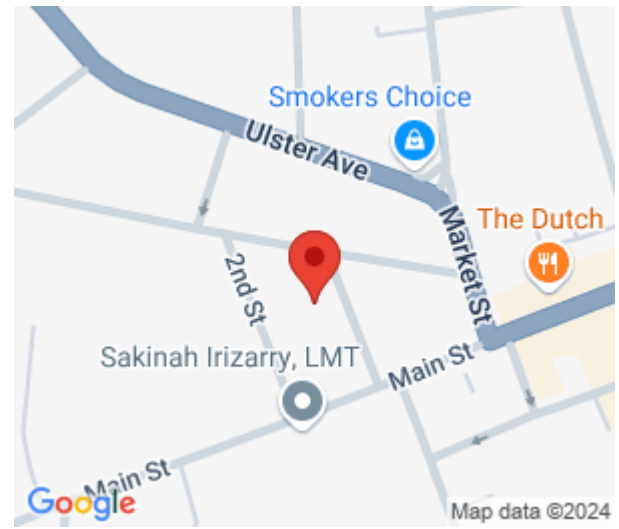




Hudson Valley - Catskill Region, MLS



ROCHESTER
Kerhonkson, NY 12446

<https://gristmillrealestate.com>

\$250,000

Escape to tranquility at this charming Kerhonkson Cottage nestled at the end of a private lane. Step inside to discover a spacious living room featuring hardwood floors and a cozy wood burning stove, inviting you to unwind on quiet evenings. The kitchen bathes in abundant natural light, perfect for casual dining and gatherings. Even during the coldest winter months, the wood stove warms the glassed-in three-season room, offering picturesque views of the two ponds behind the home. Two generously sized bedrooms provide ample space for rest and relaxation, while a recently refinished bathroom adds a modern touch. Outside, the backyard overlooks the ponds, creating an idyllic country setting amidst the surrounding woods. This property exudes a retro yet updated feel and is meticulously maintained, offering a turnkey experience on a well-manicured lot. Centrally located, this cottage provides easy access to hiking, biking, the Ashokan Reservoir, Minnewaska State Park, and nearby farm stands. Situated less than two hours from NYC, it offers a perfect blend of tranquility and convenience. Don't miss the opportunity to make this serene retreat home.

MLS ID: 20240377

Status Category: Pending

Zone: Res

Year built: 1950

Bedrooms: Two

Full Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: X

Other 1 Level: X

SqFt 1st: 864

Date added: Added 11 months ago

Listing Category: Residential

Area, sq ft: 864 sq ft

Acreage: 0.26

Age: 61-100

Bathrooms: 1

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: X

Den Level: X

Other 2 Level: X

Basement: Crawl

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Fireplace Description: Free Standing

Wood Stove: Wood

Flooring: Hardwood

Fireplace Location: Living Room

Cooling/Air Conditioning: Wall Unit

UTILITIES

Heat Source: Baseboard

Hot Water: Electric

Sewer: Septic-ingr.

Heating Fuel: Electric, Wood

Water: Drilled Well

Utility Level: 1

EXTERIOR FEATURES

Garage/Parking Extras: Lot-striped

Style: Cottage

Porch: Glass Enclosed

Other Buildings: Shed

Views: Water

Lot: 15 & 16

Style: Cottage

Construction: Frame/stick

Roof: Asph Shingle

Lot Features: Landscaped, Level, Wooded

Lot Dimensions: 0.26 Acres

LOCATION DETAILS

Area/Town: Rochester

Elementary School: Kerhonkson Pre K-3

County: Ulster County

School District: Rondout Valley Schools

Lot/Site: Rural

Directions: State Route 209 To Samsonville Road To Left On Penny Lane. Last House On The Right

LISTED BY

Office Name: Bhhs Hudson Valley Prop-np

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