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# \$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 2 years 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.

### **EXTERIOR FEATURES**

Garage/Parking Extras: Lot-striped Style: Cottage Porch: Glass Enclosed Other Buildings: Shed Views: Water Lot: 15 & 16 Heating Fuel: Electric, Wood Water: Drilled Well Utility Level: 1

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

## LISTED BY

Office Name: Bhhs Hudson Valley Prop-np Agent Last Name: Naumann 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

Agent First Name: Trevor



Contact us Phone:

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