

WAWARSING

6616 US-209, Kerhonkson, NY 12446

\$199,000

https://gristmillrealestate.com

Looking for a project? Look no further! Sited on 4.00 acres with mountain views and located on the route 209 corridor offers this charming cape allowing incredible potential for those with a keen eye for design and renovation. The interior needs cosmetic work and offers a spacious living room, eat-in kitchen, two bedrooms, one bathroom and a walk-up attic allowing plenty of room for storage or additional living space. The wood floors are in good condition and could be refurbished. Exterior seems fine but in need of some repairs and a new roof. A new furnace installed in 2021 and all the mechanicals are in working order. Proper drainage will need to be assessed for the basement and land. The property is being sold "AS IS" condition and inspections will be for informational purposes only. Seller is requesting cash or rehab loans only. Put your renovation skills to work and unlock the hidden potential of this property. With its prime location and solid bones, the possibilities are limitless.

MLS ID: 20240378 **Listing Category:** Residential

Status Category: Active Area, sq ft: 1652 sq ft

Zone: Res 1 Acreage: 4 Year built: 1935 Age: 61-100 **Bedrooms:** Two Full Baths: One Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 2 Level: 1

**SqFt 1st:** 1152 SqFt 2nd: 500

Living Room Room Size: 17.3 X 13.7 Bedroom 1 Room Size: 13.7 X 13.6 Bedroom 2 Room Size: 10.3 X 9.7

Basement: Full, Interior Access, Concrete Floor, Unfinished Attic: Walk Up

Date added: Added 2 years ago

#### INTERIOR FEATURES

Appliances: Dryer, Range, Range Hood, Refrigerator, Washer, Flooring: Carpet, Hardwood, Linoleum

Water Softener

Cooling/Air Conditioning: Ceiling Fan Additional Interior Features: Smoke Detector, Carbon

Monoxide Detector

Kitchen Room Size: 11 X 11.5

#### **UTILITIES**

Heat Source: Baseboard, Abv Ground Fuel Tank Heating Fuel: Oil Water: Drilled Well Hot Water: Coil

**Plumbing:** Mixed **Sewer:** Septic-ingr.

Electricity: 100 Amps
Utility Level: B

## **EXTERIOR FEATURES**

**Driveway:** Blacktop

Style: Cape

**Color:** White **Porch:** Open

Other Buildings: Chicken Coop Lot Dimensions: 4.00 Acres Style: Cape

Construction: Frame/stick

**Siding:** Stucco **Roof:** Asph Shingle **Views:** Mountain

**Lot:** 35.120

## **LOCATION DETAILS**

Area/Town: Wawarsing

Lot/Site: Rural

Directions: South On Route 209 From Kerhonkson To #6616

On Right.

**School District:** Rondout Valley Schools

County: Ulster County

# **LISTED BY**

Office Name: Berkshire Hathaway Homeservices Nutshell

Realty

Agent Last Name: Kulp

Agent First Name: Kimberly





Phone:

