

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

Year built: 1935

Bedrooms: Two

Living Room Level: 1

Bedroom 1 Level: 1

Acreage: 4

Age: 61-100

Full Baths: One

Kitchen Level: 1

Bedroom 2 Level: 1

Living Room Room Size: 17.3 X 13.7 Kitchen Room Size: 11 X 11.5 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 1 year ago

INTERIOR FEATURES

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

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

Monoxide Detector

UTILITIES

Water Softener

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

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



Contact us

Phone:

