



## WAWARSING

6616 US-209, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$199,000**

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

**Status Category:** Active

**Zone:** Res 1

**Year built:** 1935

**Bedrooms:** Two

**Living Room Level:** 1

**Bedroom 1 Level:** 1

**SqFt 1st:** 1152

**Living Room Room Size:** 17.3 X 13.7

**Bedroom 1 Room Size:** 13.7 X 13.6

**Basement:** Full, Interior Access, Concrete Floor, Unfinished

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 1652 sq ft

**Acreage:** 4

**Age:** 61-100

**Full Baths:** One

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**SqFt 2nd:** 500

**Kitchen Room Size:** 11 X 11.5

**Bedroom 2 Room Size:** 10.3 X 9.7

**Attic:** Walk Up

## INTERIOR FEATURES

**Appliances:** Dryer, Range, Range Hood, Refrigerator, Washer, Water Softener

**Cooling/Air Conditioning:** Ceiling Fan

**Flooring:** Carpet, Hardwood, Linoleum

**Additional Interior Features:** Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Baseboard, Abv Ground Fuel Tank

**Hot Water:** Coil

**Heating Fuel:** Oil

**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

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