



**LLOYD**  
Highland, NY 12528

**\$347,400**

<https://gristmillrealestate.com>

This mid-century modern ranch offers easy-access one floor living area in an excellent location, close to the village but on a quiet street. Quickly access either the village of Highland for coffee shops, pizza shops, and bars or route 9W to take the bridge to the Poughkeepsie train station. The home also is a very short distance from the wonderful Walkway Over the Hudson which offers miles of walking, biking, etc. Enjoy the quiet neighborhood while sitting on one of the 2 brand new decks that overlook a little valley and through the trees you can see the sunset behind the mountainous horizon. The kitchen and bathroom are updated and the home is clean, efficient and easy to maintain. There is a half-bath off of the main bedroom. It features solar panels to help keep electric costs down. The home has central air conditioning as well! There is plenty of cabinet space and a full basement for storage that has potential to be finished and double the living square footage (consult town for requirements and permits).

**Addendum:** Main sewage line from home to municipal at street replaced in 2022! Solar panels are new within the last 3 years and keep the Central Hudson bill minimal. Home has natural gas, municipal sewage, municipal water and central air conditioning.

**MLS ID:** 20240387

**Status Category:** Pending

**Zone:** Res 1 R1/4

**Year built:** 1954

**Bedrooms:** Three

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** -

**Other 1 Level:** -

**SqFt 1st:** 1661

**Attic:** Scuttle

**Listing Category:** Residential

**Area, sq ft:** 1661 sq ft

**Acreage:** 0.23

**Age:** 61-100

**Full Baths:** One

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Den Level:** -

**Other 2 Level:** -

**Basement:** Full

**Date added:** Added 7 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Cooling/Air Conditioning:** Central

**Flooring:** Hardwood, Vinyl

**Miscellaneous Features:** Bar-wet

## UTILITIES

**Heat Source:** Baseboard

**Water:** Municipal

**Utility Level:** -

**Heating Fuel:** Natural Gas

**Sewer:** Municipal

## EXTERIOR FEATURES

**Style:** Ranch

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Dimensions:** 130' X 75'

**Style:** Mid Century Modern

**Porch:** Deck

**Views:** Seasonal

**Lot:** 34

## LOCATION DETAILS

**Area/Town:** Lloyd

**County:** Ulster County

**School District:** Highland Central Schools

**Directions:** Must Access From 9w (road Closed On One End If Coming From Vineyard To Tillson) - 9w To Haviland, Haviland To Tillson, Tillson To Smith Terrace

## LISTED BY

**Office Name:** Century 21 Alliance-np

**Agent Last Name:** Centrone

**Agent First Name:** Andrew



### Contact us

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