



SULLIVAN
127 Rockland Rd, Roscoe, NY 12776

\$299,000

<https://gristmillrealestate.com>

You don't want to miss this charming, light-filled ranch home! Rockland Road Ranch offers the unique opportunity of a live/work space just minutes from all the best the Western Catskills have to offer. From the front door, you enter into the large and light-filled main living space, which flows seamlessly to the dining area and recently renovated kitchen. Lots of cabinets and counter space give you plenty of room to flex your culinary muscles. Off the main living space you'll find the spacious primary bedroom with large en suite bath and walk-in closet. Its location at the far end of the house, away from the other bedrooms affords some additional privacy. The two additional bedrooms sit at the far end of the hall. Both offer great light and ample closet space, and one even boasts an en suite half bath. An additional full bath was recently renovated and completes the first floor of the main house. The lower level of the home had previously been partially finished, including a game room, lounge area with stone fireplace and a flex room. These spaces will need a bit of updating, but have loads of potential! There is also a laundry room, root cellar and a large unfinished storage space. An extensive waterproofing system exists to help keep out the elements. Back at ground level, the home features a separate work space with its own exterior entrance, as well as access to the main house. The space has its own half bathroom and could lend itself to any number of business ventures. A large and inviting deck beckons for watching summer sunsets behind the Catskill Mountains. The large yard offers plenty of opportunity for gardening and recreation. An attached shed provides room for all your outdoor gear, and an additional space above, currently only accessible by ladder, could make a fun hangout space with a little vision! Updates within the last few years include a new roof, updated kitchen, seamless gutters, windows and renovated bathrooms. Solar panels are owned and transfer with the sale of the home. Roscoe's is home to many local favorites, including the popular watering hole The Junction, handmade pasta at Northern Farmhouse Pasta, local distillers Do Good Spirits, and the always tempting vintage purveyor Taylor and Ace. Less than a five minute walk to Roscoe Brewery and Twin Village Golf Club. 15 minutes from Livingston Manor, 20 minutes to Callicoon and just 2.5 hours from the GWB. The home is located in a flood plain; the seller currently pays \$1,938 a year for flood insurance.

MLS ID: 20240410

Status Category: Active

Zone: Nb

Year built: 1961

Bedrooms: Three

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Listing Category: Residential

Area, sq ft: 1984 sq ft

Acreage: 0.42

Age: 61-100

Bathrooms: 4

Half Baths: Two

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Other 1 Level: 1

SqFt 1st: 1984

Date added: Added 7 months ago

EXTERIOR FEATURES

Style: Ranch

Lot: 3

Lot Dimensions: .42

LOCATION DETAILS

Area/Town: Sullivan

County: Sullivan County

School District: Roscoe Central Schools

Directions: From Roscoe, Two Minutes From Stewart Ave On The Left Hand Side.

LISTED BY

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