



DELAWARE
98 Delaware Ave, Delhi, NY 13753

\$399,000

<https://gristmillrealestate.com>

Whether you are dropping your kayak in the West Branch of the Delaware River from your backyard or walking to dinner in town, this fully-renovated Victorian home offers the perfect balance of access to nature and village life in the Catskills. As you enter from the airy front porch, the first floor is the perfect space for entertaining. A cozy wood stove greets you in the first sitting area which then flows into the dining room and open-concept, modern kitchen with ample storage and counter space. A wall of windows brings in tons of sunlight and allows for beautiful views of the river and the mountains in the distance. Step out onto the wraparound back deck if you like to dine to the sound of the flowing river. The first floor also includes a spacious living room for movie or game nights and a half bath. On the second floor, there are two bedrooms and a full bathroom, as well as convenient laundry on the landing. Also on this floor is the generous primary suite with a sun-drenched bay window sitting area, room for a king bed and ensuite bathroom. A fully finished basement, currently set up as a game room, adds even more space and incredible views of the river and could make a great office or living space. And finally, a finished attic gives space for another office, playroom, or extra storage. This home has been renovated from top to bottom including: updated kitchen and bathrooms, fully finished basement, new flooring, exterior and interior paint, new dishwasher and washer/dryer, deck extension, and more. There is also high-speed internet access. Outside there is off-street parking and an open side yard for games or a garden. The back deck gives you wide river and mountain views with river access just steps away. It is just a half a mile to Delhi's bustling Main Street with amazing shops and restaurants like 80 Main, Hollow, This & That, The Lost Bookshop, and Luck Dragon. The nearby popular towns of Bovina and Andes are about 15 minutes, skiing at Belleayre and Plattekill is less than 45 minutes, and only 2.5 hours to the GW Bridge in NYC. Note: Home is in a flood zone - sellers pay about \$3750 annually for flood insurance. Furniture can be purchased separately.

MLS ID: 20240411

Status Category: Active

Zone: R

Survey: Y

Age: 100-200

Bathrooms: 3

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Attic Level: 3

Attic: Finished

Listing Category: Residential

Area, sq ft: 1752 sq ft

Acreage: 0.21

Year built: 1900

Bedrooms: Three

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

Basement: Finished, Full

Total Rooms: 10

Date added: Added 7 months ago

INTERIOR FEATURES

Kitchen Description: Island

Flooring: Hardwood

Fireplace Location: Living Room

Cooling/Air Conditioning: Window Unit

Appliances: Dishwasher, Dryer, Oven-built In, Refrigerator, Washer

Fireplace Description: Wood

Wood Stove: Wood

UTILITIES

Heat Source: Baseboard

Hot Water: Oil

Sewer: Municipal

Heating Fuel: Oil

Water: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Victorian

Color: Yellow

Porch: Deck, Open

Other Buildings: Shed

Views: Mountain, River

Lot Dimensions: Variable

Driveway: Gravel

Construction: Frame/stick

Siding: Vinyl

Roof: Asph Shingle

Lot Features: Flood Zone

Water Features: River

Lot: -3

LOCATION DETAILS

Area/Town: Delaware

County: Delaware County

School District: Delhi Central Schools

Directions: From Kingston Take Route 28 West. Turn Right Onto Ny-28 N/delaware Ave. Turn Right Onto Delaware Ave Right Before The Bridge Into The Village. House Is On The Left.

LISTED BY

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