

## **GARDINER**

174 Marabac Rd, Gardiner, NY 12525

\$399,999

https://gristmillrealestate.com

Welcome to this absolutely charming 2-bedroom, 1-bathroom Gardiner home that exudes timeless elegance and modern comfort. Meticulouslyrenovated in 2006, this like-new residence boasts a perfect blend of classic character and contemporary upgrades. Step into the heart of thehome, where you'll find an upgraded kitchen complete with a pantry. The spacious living room beckons with the warmth of a wood-burningfireplace. The two bedrooms offer cozy retreats, and the full bathroom features a luxurious Jacuzzi tub, making self-care moments a true delight. Stepping outside, a back deck awaits for peaceful moments of tranquility, while the fenced-in rear yard offers ample space for outdoor activitiesand gardening. The property also comes equipped with leased solar panels that will conveniently transfer to the new owners, helping you saveon energy costs. Additional features include a new roof on the house (2013), a new metal roof on the garage (2021), a whole-house generatorhookup for added peace of mind, and a water softener system. This Gardiner gem is not just a house; it's a welcoming and fully-equipped homethat invites you to embrace a life of comfort, convenience, and timeless charm

MLS ID: 20240427 Listing Category: Residential

Status Category: Pending Area, sq ft: 984 sq ft

Zone: Hc Acreage: 5

Year built: 1935

Age: 61-100

Bedrooms: Two

Bathrooms: 1

Full Baths: One Living Room Level: 1

Dining Room Level: 1 Kitchen Level: 1 Family Room Level: 1 Bedroom 1 Level: 1

Bedroom 2 Level: 1 SqFt 1st: 984
Basement: Full Attic: Scuttle

Date added: Added 2 years ago

## INTERIOR FEATURES

Appliances: Dishwasher, Refrigerator, Other/see Remarks Cooling/Air Conditioning: Central

## **UTILITIES**

**Heat Source:** Forced Air, Other/see Remarks **Heating Fuel:** Oil, Solar

Water: Drilled Well Sewer: Septic-ingr.

**Utility Level:** 1

## **EXTERIOR FEATURES**

Garage Type: Garage Detached

Style: Ranch

**Construction:** Frame/stick

Other Buildings: Additional Garage, Other/see Remarks

**Lot:** 37

**LOCATION DETAILS** 

Area/Town: Gardiner County: Ulster County

**LISTED BY** 

Office Name: Exp Realty Agent Last Name: Stevens Garage/Parking Extras: Driveway, Other/see Remarks, 2-car

Style: Ranch Porch: Deck

Lot Dimensions: 5.00

School District: New Paltz Central

**Directions:** Left Onto Ny-208/ S Chestnut Street, Right Onto Marabac Rd, Sign On

Agent First Name: Lindsay



Contact us

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