



ROCHESTER

725 Upper Cherrytown Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

\$189,900

A Fixer Upper located in one of the most desirable mountain areas in the town of Rochester. Located just a Hop, Skip and a Jump from thousands of acres of State land, and the Vernoooy Kill falls, Treat yourself to some wonderful country hiking and area attractions. The Catskill Native Nursery, Sundown, Vernoooy Kill State Forests, Arrowood Farm, Westwind Orchards, The Wightman Fruit Farm and Minnewaska State Park are all a short distance away. If you're willing to invest your time, energy and money the end result is a good little Homestead.

Addendum: The property has been vacant for years. It has been vandalized and broken into. The copper pipes were stolen, and the house has been destroyed left open to the elements, it now shows evidence of mold. See associated documents before permission is granted to show a hold harmless agreement must be signed by the buyer and agent. Property to be sold id "AS IS" condition.

MLS ID: 20240436

Status Category: Pending

Zone: R-1

Year built: 1975

Bedrooms: Four

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: Y

Basement: Crawl, Partial

Date added: Added 10 months ago

Listing Category: Residential

Area, sq ft: 1073 sq ft

Acreage: 1.37

Age: 41-60

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

SqFt 1st: 1073

Attic: Scuttle

INTERIOR FEATURES

Fireplace Description: Other/see Remarks

Wood Stove: Outside Assist

Fireplace Location: Other/see Remarks

UTILITIES

Heating Fuel: Wood

Water: Drilled Well

Sewer: Septic-ingr.

Hot Water: Electric

Electricity: 200 Amps

EXTERIOR FEATURES

Style: Cottage

Construction: Frame/stick

Other Buildings: Barn, Chicken Coop, Shed

Lot Dimensions: 1.37

Style: Cottage

Roof: Asph Shingle

Lot Features: Level, Private

Lot: 25

LOCATION DETAILS

Area/Town: Rochester

Elementary School: Kerhonkson Pre K-3

County: Ulster County

School District: Rondout Valley Schools

Lot/Site: Rural

Directions: Rte 209 To Samsonville Rd. 3.5 Miles To Left On Upper Cherrytown Rd. Continue To #725 Second To Last Property On The Left

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king

Agent Last Name: Carelli

Agent First Name: Nicholas



Contact us

Phone:

(845) 246-3200
Toll Free: (800) 664-5503
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

