



**ROCHESTER**

725 Upper Cherrytown Rd, Kerhonkson, NY 12446

**\$189,900**

<https://gristmillrealestate.com>

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 9 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

