

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 Vernooy Kill falls, Treat yourself to some wonderful country hiking and area attractions. The Catskill Native Nursery, Sundown, Vernooy 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: 1Kitchen Level: 1Bedroom 2 Level: 1

Bedroom 4 Level: Y

Basement: Crawl, Partial

Date added: Added 2 years 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

UTILITIES

Heating Fuel: Wood
Water: Drilled Well
Sewer: Septic-ingr.

Hot Water: Electric **Electricity:** 200 Amps

Fireplace Location: Other/see Remarks

EXTERIOR FEATURES

Style: Cottage

Construction: Frame/stick

Other Buildings: Barn, Chicken Coop, Shed

Lot Dimensions: 1.37

LOCATION DETAILS

Area/Town: Rochester

Elementary School: Kerhonkson Pre K-3

County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king

Agent Last Name: Carelli

Style: Cottage Roof: Asph Shingle

Lot Features: Level, Private

Lot: 25

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

Agent First Name: Nicholas



Contact us

Phone:

Address:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

