



DELAWARE
Brook Rd, Middletown, NY 12455

\$595,000

<https://gristmillrealestate.com>

Nestled atop a serene country lane amidst 4 acres of lush woodland, complete with a babbling creek, this enchanting 2-bedroom, 2-bathroom residence in Margaretville, NY epitomizes the quintessential upstate sanctuary; a dream home for the lovers of the outdoors. This wonderful house has an independent studio/office space and a brand new cedar Sauna. Welcomed by a cozy porch, you'll enter directly into a foyer/mudroom, leading to spacious living and dining areas. The interior radiates an open, luminous ambiance, amplified by numerous windows that artfully capture the verdant, fern-adorned forest surrounds. The living area is anchored by a striking wood-burning fireplace, its bluestone surround showcasing an exquisite application of local natural stone. The kitchen, under a vaulted cathedral ceiling is spacious and illuminated, boasting ample countertop space for culinary endeavors, entertaining, or simply enjoying the forest vistas through the windows. The main level features a secluded bedroom at the house's rear and a conveniently located full bathroom near the entrance with a soaking tub. Ascend to the upper level to find a generous main bedroom with an attached bathroom, offering splendid views of the encompassing woods through its windows. A sliding glass door in the kitchen opens onto a new cozy deck, an idyllic spot for morning coffee or tea amidst nature. This deck leads down to a stone-paved fire pit area, where cozy evenings under the stars are ensured. The property's charm extends across the road to Huckleberry Brook. This property promises a tranquil, nature-filled lifestyle, blending rustic elegance with the beauty of its natural surroundings. This home is also conveniently located just 17 minutes to skiing at Belleayre Mountain and 25 minutes from Plattekill Mountain and the diverse and delightful selection of new restaurants and cafes in Margaretville. Many of the furnishings are available for purchase. The property has been rented out on Airbnb very successfully over the last few years. Buyer to confirm all pertinent information including square footage and property taxes.

MLS ID: 20240445

Status Category: Pending

Zone: Res 1

Survey: Y

Age: 41-60

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: .

Den Level: .

Other 2 Level: .

Basement: Crawl

Listing Category: Residential

Area, sq ft: 1176 sq ft

Acreage: 4

Year built: 1961

Bedrooms: Two

Full Baths: Two

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: .

Other 1 Level: .

SqFt 1st: 704

Attic: Stair/crawl

Other Rooms: Office, Studio, Other/see Remarks

Virtual Tour: <https://youtu.be/oIIGfn82EOw>

Amenities: Sauna

Date added: Added 11 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Exhaust Fan, Microwave, Oven-built In, Range, Refrigerator, Washer, Water Softener, Energy Star Appliances, Whole House Filter System

Fireplace Description: Brick, Stone, Wood

Cooling/Air Conditioning: Heat Pump, Ductless Split Ac Units

Additional Interior Features: Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

Flooring: Mixed, Wood

Fireplace Location: Living Room

Miscellaneous Features: Ceiling-beamed, Security System

UTILITIES

Heat Source: Baseboard, Other/see Remarks, Ductless Mini Split Sys

Hot Water: Electric

Plumbing: Aqua-pex

Sewer: Septic-ingr.

Heating Fuel: Electric, Kerosene

Water: Dug Well

Electricity: 200 Amps

Utility Level: .

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Contempo

Construction: Frame/stick

Roof: Asph Shingle

Lot Features: Adjacent To State Land, Slope-gently

Lot Dimensions: Variable

Driveway: Gravel

Style: Contempo

Siding: Wood

Other Buildings: Studio

Views: Mountain, Creek

Lot: 67

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

Directions: Take Ny-28 To Southside Rd. Turn Left On Southside Rd And Then Right Onto Huckleberry Brook Spur Rd. Continue On Huckleberry Brook Spur Rd For 1 Miles. The House Will Be On The Left.

School District: Margaretville Central Schools

County: Delaware County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst

Agent Last Name: Demirel

Agent First Name: Baris



Contact us

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