



OTHER
Watkins Glen, NY

<https://gristmillrealestate.com>

\$149,000

Discover the epitome of Finger Lakes living with this cozy cottage nestled on 3.5 acres, adjacent to the breathtaking Sugar Hill State Forest. Currently operating as a successful Airbnb, this haven offers you the option to continue renting it out as an investment property or embrace the serenity of this scenic acreage as your own primary home. Step inside to a home filled with natural light, where the kitchen and living room seamlessly blend in an open concept design. The first floor hosts a thoughtfully placed bedroom accompanied by a bath and laundry room, combining modern convenience with practicality. Ascend to the second floor, where the entire level is dedicated to another spacious and private bedroom, providing a tranquil retreat. The full basement adds valuable space to the property, offering abundant storage possibilities or the potential to become a workshop for those with creative inclinations. Recent upgrades, including new plumbing, heating, and floors, ensure a modern and comfortable living experience while preserving the cottage's timeless charm. Stay seamlessly connected to the world with high-speed internet access, allowing you to balance the tranquility of the Finger Lakes with the convenience of modern connectivity. As you explore the 3.5-acre property, you'll encounter the beauty of mature apple trees, adding a touch of natural splendor to the landscape. Whether you're seeking a weekend escape, a peaceful residence, or a strategic investment, this cozy cottage offers an ideal canvas for your dreams. Immerse yourself in the charm of rural living while being mere steps away from the wonders of Sugar Hill State Forest. Seize the opportunity to make this charming cottage your own and experience the best of Finger Lakes living! Explore the potential of acquiring the neighboring property at 2099 County Rd 16, currently available for sale. Owning both properties not only expands your living space but unlocks an exceptional investment opportunity. Consider the possibilities that unfold when these two properties come together, creating a unique and expansive canvas for your vision.

MLS ID: 20240459

Status Category: Active

Zone: Res

Survey: Y

Age: 21-40

Bathrooms: 1

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: -

Den Level: -

Other 2 Level: -

Basement: Unfinished

Listing Category: Residential

Area, sq ft: 1280 sq ft

Acreage: 3.5

Year built: 1980

Bedrooms: One

Full Baths: One

Dining Room Level: 1

Family Room Level: -

Bedroom 2 Level: -

Bedroom 4 Level: -

Other 1 Level: -

SqFt 1st: 1280

Attic: Finished, Stand Up

Total Rooms: 6

Date added: Added 10 months ago

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Hardwood, Vinyl, Laminate

Appliances: Dryer, Refrigerator, Washer

UTILITIES

Heat Source: Baseboard

Hot Water: Electric

Plumbing: Aqua-pex

Utility Level: B

Heating Fuel: Electric

Water: Drilled Well

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Off Street, 3-car

Style: Cottage

Siding: Wood

Roof: Asph Shingle

Style: Cottage

Construction: Frame/stick

Porch: Deck

Lot Features: Level, Meadow, Private, Secluded, Sub Dividable, Wooded

Lot Dimensions: 152, 458 Sqft

Views: Meadow, Mountain

Lot: -

LOCATION DETAILS

Lot/Site: Rural

Directions: From The Village Of Watkins Glen Turn Right Onto Ny-414 Turn Right Onto Cr-16 Destination Is On The Right

County: Out Of County

LISTED BY

Office Name: Berardi Realty

Agent Last Name: Benazzi

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