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# \$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 highspeed internet access, allowing you to balance the tranguility 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

# **INTERIOR FEATURES**

Kitchen Description: Eat In Flooring: Hardwood, Vinyl, Laminate

#### UTILITIES

Heat Source: Baseboard Hot Water: Electric Plumbing: Aqua-pex Utility Level: B

# **EXTERIOR FEATURES**

Garage/Parking Extras: Driveway, Off Street, 3-car Style: Cottage Siding: Wood Roof: Asph Shingle

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

### LISTED BY

Office Name: Berardi Realty Agent Last Name: Benazzi Construction: Frame/stick Porch: Deck Lot Features: Level, Meadow, Private, Secluded, Sub Dividable, Wooded Lot Dimensions: 152, 458 Sqft

County: Out Of County

Agent First Name: Emily



Contact us Phone:

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Date added: Added 2 years ago

Appliances: Dryer, Refrigerator, Washer

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

Style: Cottage