



DELAWARE
87 Gotimer Rd, Margaretville, NY 12455

<https://gristmillrealestate.com>

\$565,000

Peace and serenity await in this fully renovated mountain top retreat. Step inside and be greeted with an abundance of natural light, new wide plank Hickory flooring and a wood burning stove complete with a hearth made from stone sourced from the property. The open kitchen design features stainless steel appliances, soft closing cabinets, custom made Douglas Fir counter top, and deep open pantry shelving. Just down the hall lies a full bath with stone-tiled walk in shower and a spacious bonus room that can be used as an office, playroom, or to accommodate additional guests. The second level offers two spacious bedrooms with soaring vaulted ceilings and oversized windows; one with an adjoining flex space that can be utilized as a walk in closet or en suite office. Fall asleep to the sound of the babbling brook in the distance. The second full bath is located conveniently between the two upstairs bedrooms, complete with floor to ceiling tile, marble topped vanity and deep tub for relaxing after a long day on the slopes. The home has been extensively renovated top to bottom with the addition of nearly 550sf. The remodel was mindfully completed with the intent to embrace the outdoors from within with a wide array of picturesque windows. Soak in the sunshine and take in the views from the new 650sf wrap around deck, or wander the private and serene grounds adorned with terraced stone flower beds, mature apple trees, weeping willow, mighty maples, and a stunning pansy redbud tree with an extensive colorful canopy. The spacious run-in shed perched on the hill and nestled in the pines makes for a fabulous place to incorporate additional outdoor entertaining space while taking in the view. The oversized 2 car garage with new roof and doors boasts a ton of additional space for all your outdoor adventuring equipment, complete with a storage room and walk up attic area. The property is quietly situated atop a private dead end road with only the sounds of nature surrounding you, yet conveniently located less than one hour from Exit 19-Kingston. 15 min. to Belleayre Ski Resort. 5 min. to Margaretville with multiple amenities including Trailways Bus stop, a wine shop, bowling alley, tackle shop and boat rental, cafes and coffee shops, grocery store, and more! Video Walk Through available here:

<https://youtu.be/7ekohdv0Q74?feature=shared>

Addendum: POF/Prequal required per Seller's request for all showings per Seller's request. Use caution on attic level of garage due to opening in the floor for pulley system.

MLS ID: 20240460

Status Category: Pending

Zone: Res 1

Year built: 1973

Bedrooms: Two

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 2

Other 1 Level: 1

Listing Category: Residential

Area, sq ft: 1456 sq ft

Acreage: 2.7

Age: 41-60

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

Other 2 Level: 2

SqFt 1st: 728

Living Room Room Size: 17 X 13.5

Dining Room Room Size: 13.5 X 8

Bedroom 2 Room Size: 16.1 X 11.4

Other Room 2 Size: 8.7 X 13

Other Rooms: Office, Other/see Remarks

Date added: Added 2 months ago

SqFt 2nd: 728

Kitchen Room Size: 16 X 8

Bedroom 1 Room Size: 25 X 10.1

Other Room 1 Size: 11.5 X 10.5

Basement: Crawl

Virtual Tour: <https://youtu.be/gjnp4os3twA?feature=shared>

INTERIOR FEATURES

Kitchen Description: Breakfast Bar

Flooring: Carpet, Ceramic, Hardwood, Vinyl

Fireplace Location: Living Room

Miscellaneous Features: Ceiling-cathedral, Ceiling-vaulted

Appliances: Dishwasher, Range, Range Hood, Refrigerator, Energy Star Appliances, Tankless Hot Water Heater

Fireplace Description: Free Standing, Stone, Wood

Cooling/Air Conditioning: Ceiling Fan

Additional Interior Features: Insulated Doors, Insulated Windows, Walk In Closets, Sliding Glass Doors, Gas Stove Connection, Washer Connection, Icemaker Connection, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Zoned

Hot Water: Electric, On Demand

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Electric

Water: Drilled Well

Electricity: 150 Amps, 200 Amps

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Dirt, Gravel

Style: Cape, Chalet, Cottage, Two Story

Color: Blue

Porch: Deck

Other Buildings: Shed

Garage/Parking Extras: Driveway

Style: Cape

Construction: Frame/stick

Siding: T-111

Roof: Asph Shingle

Lot Features: Landscaped, Level, Private, Slope-gently, Slope-moderate

Additional Exterior Features: Landscaped, Outside Lighting

Lot: 6.52

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

Directions: T-way Exit 19-kingston To Rt 28. Left Onto Jones Hollow Rd. Left Onto Gotimer Rd.

School District: Margaretville Central Schools

County: Delaware County

LISTED BY

Office Name: Grist Mill Real Estate

Agent First Name: Shannon

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