



OTHER
Watkins Glen, NY

\$199,000

<https://gristmillrealestate.com>

Welcome to a property where the echoes of the past harmonize with the vast possibilities of the present! Discover the allure of a distinguished 5-bedroom, 1-bathroom, 2,150 sq.ft. farmhouse, a living relic dating back to 1860, standing stoically as a testament to the passage of time. This historical residence beckons for a new chapter, a narrative infused with your personal touch. An attached 2-car garage seamlessly integrates practicality with charm, offering not just parking but a haven for storage solutions. As you traverse the expansive grounds, a piece of living history unfolds—an old 30' x 54' barn adorned with hand-hewn beams, a rustic cathedral of untold stories. This architectural gem isn't just a structure; it's a canvas, an open invitation to envision its metamorphosis into a unique living space, an artist's sanctuary, or an enthralling event venue. Spanning 3.5 acres, the property unfolds its potential, with over half of the land designated as tillable canvas. Picture the fertile soil embracing your dreams of cultivating a thriving vineyard or nurturing an orchard that bears the fruits of your vision. The remaining landscape is a mosaic of nature's beauty—a tapestry of hardwoods, apple orchards showcasing the heritage of older Cornell varieties, an artesian well murmuring its timeless tales, natural springs trickling with life, and a network of trails beckoning exploration and discovery. For those with an affinity for the outdoors, the property's proximity to Sugar Hill State Forest promises an immersive experience in a serene and picturesque environment. Should the thrill of speed and motorsports call, Watkins Glen International, a renowned facility, is a mere 2-1/2 miles away. Yet, the charm of the Village of Watkins Glen and the tranquil shores of Seneca Lake, approximately 5 miles distant, offers a harmonious blend of tranquility and excitement. This property caters to diverse lifestyles, presenting itself as a canvas awaiting your brushstroke—be it a family farm, a tranquil country retreat, a secluded hunting camp, or a potential tourist and investment haven. The canvas is not confined; it's yours to paint with the hues of your aspirations. Offered in its current condition, the property allows you to explore the untapped potential. And if your dreams stretch beyond the horizon, consider the adjacent property at 2015 County Road 16, also available for purchase. This additional plot extends the narrative with a charming 1-bedroom, 1-bathroom, 640 sq.ft. cottage, a retreat perfect for guests or personal indulgence. Seize this unique opportunity to sculpt your dreams into reality. Reach out to Emily Benazzi and let the journey toward your dream property commence. Your extraordinary opportunity awaits on this vast canvas of history and potential, where every brushstroke is a step closer to creating your masterpiece!

MLS ID: 20240461

Status Category: Active

Zone: Rural

Survey: Y

Age: 100-200

Bathrooms: 1

Living Room Level: 1

Kitchen Level: 1

Listing Category: Residential

Area, sq ft: 2170 sq ft

Acreage: 3.2

Year built: 1860

Bedrooms: Five

Full Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 1 Level: 2
Bedroom 3 Level: 2
Den Level: -
Other 2 Level: -
Basement: Unfinished
Amenities: Garden Area, Play Area

Bedroom 2 Level: 2
Bedroom 4 Level: 2
Other 1 Level: -
SqFt 1st: -
Attic: Walk Up
Date added: Added 10 months ago

INTERIOR FEATURES

Flooring: Hardwood, Mixed, Laminate
Fireplace Location: Family Room

Fireplace Description: Wood
Wood Stove: Wood

UTILITIES

Heat Source: Forced Air
Hot Water: Electric
Plumbing: Mixed
Utility Level: B

Heating Fuel: Natural Gas
Water: Drilled Well
Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Attached
Style: Farm House
Siding: Wood
Roof: Asph Shingle
Lot Features: Meadow, Private, Wooded
Water Features: Creek
Lot: -

Style: Farm House
Construction: Frame/stick
Porch: Enclosed Porch
Other Buildings: Barn
Views: Meadow, Mountain
Lot Dimensions: 139392

LOCATION DETAILS

Lot/Site: Rural
Directions: From Village, Turn Right Onto Ny-414, Turn Right On Cr-16, House Is On The Right

County: Out Of County

LISTED BY

Office Name: Berardi Realty
Agent Last Name: Benazzi

Agent First Name: Emily



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