



DELAWARE
179 Kristins Ridge Rd, Margaretville, NY 12455

<https://gristmillrealestate.com>

\$849,000

Experience the Catskills at it's best in this contemporary gem nestled on 7.52 private acres in the upscale Thornapple Ridge community. Built in 1988 with many recent updates, this 4-bed, 2.5-bath home features a large living room with beamed cathedral ceiling & fireplace, separate dining room, downstairs den and a gourmet kitchen. The kitchen boasts a new Wolf 6 burner gas range with professional range hood, Bosch dishwasher & refrigerator, granite countertops, custom wood cabinetry and a hook up for a wood burning stove. With 3 levels of living there is plenty of room for privacy and the occasional company. Step outside to entertain on the deck overlooking the tranquil spring-fed trout-stocked pond and the verdant forest setting. Recent upgrades include central air, a whole house generator, imported LED light strips, a tankless hot water heater, new appliances and much more. Amenities include a solar heated pool, pool house and nature trail. Don't miss this opportunity for upscale living in a serene setting in this well maintained, light filled home. Minutes to the quaint Catskill villages of Andes and Margaretville - close to skiing, hiking, boating, restaurants and more.

MLS ID: 20240490

Status Category: Active

Zone: R

Survey: Y

Age: 21-40

Full Baths: Two

Living Room Level: 2

Kitchen Level: 2

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Den Level: 1

SqFt 1st: 975

SqFt 3rd: 290

Amenities: Common Pool, Pool-in Ground, Other/see Remarks

Virtual Tour:

<https://my.matterport.com/show/?m=xEGKKJYthCQ&mls=1>

Date added: Added 10 months ago

Listing Category: Residential

Area, sq ft: 2300 sq ft

Acreage: 7.52

Year built: 1988

Bedrooms: Four

Half Baths: One

Dining Room Level: 2

Family Room Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: 3

Other 1 Level: 1

SqFt 2nd: 975

Basement: Walk Out

Total Rooms: 11

Slideshow: <https://youtu.be/qgMzYYOBmS8?feature=shared>

INTERIOR FEATURES

Kitchen Description: Gourmet

Flooring: Ceramic, Wood, Slate, Radiant

Fireplace Location: Living Room

Miscellaneous Features: Ceiling-beamed, Ceiling-cathedral

Appliances: Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Other/see Remarks, Tankless Hot Water Heater

Fireplace Description: Wood

Cooling/Air Conditioning: Ceiling Fan, Heat Pump

Additional Interior Features: Master Bath, Water Filter, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Radiant, Wall, Ductless Mini Split Sys **Heating Fuel:** Oil, Propane

Hot Water: Electric

Water: Drilled Well

Electricity: 200 Amps

Sewer: Septic-ingr.

Utility Level: 1

EXTERIOR FEATURES

Driveway: Gravel

Style: Contempo

Style: Contempo

Construction: Frame/mod

Color: Blue

Siding: Clapboard, Wood

Roof: Asph Shingle

Lot Features: Pond, Secluded, Slope-moderate, Slope-steeply, Wooded

Views: Seasonal

Water Features: Pond

Additional Exterior Features: Stand By Generator

Lot Dimensions: 7.52 Acres

Lot: 34

LOCATION DETAILS

Area/Town: Delaware

School District: Margaretville

Lot/Site: Rural

County: Delaware County

Directions: From Margaretville Take Route 28 North Making A Right On Cr 6. Continue To Thornapple Road And An Immediate Right On Fiddlers Elbow, Continue Up The Hill Where Fiddlers Elbow Becomes Kristens Ridge...continue To Property On Left.

LISTED BY

Office Name: Coldwell Banker Timberland-mv

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Agent Last Name: Ashton



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