



OTHER
Grahamsville, NY 12740

<https://gristmillrealestate.com>

\$410,000

Tucked away at the foothills of the Catskills Proper in Grahamsville, you will find modern living at its finest in this updated vintage ranch style home! The property is nestled into a private neighborhood with a tree-lined lot, with sections of open land and dense woodlands. Walk into the open living floor plan with a recently updated gourmet style kitchen and dining room. There is a center island with a hood range and a double sink to accommodate all culinary needs. Standing in the kitchen, you will feel the sunlight which pours in through the sliding glass doors from the sunroom, with southern exposure. The sunroom is suited for three seasons, but could easily be fitted for all season enjoyment. Cozy up to the pellet stove in the main living room, which generates enough heat for the living room and other areas of the house. The main hallway is filled with natural light from the oversized windows in the secondary bedrooms and the main bathroom. You will find the primary bedroom is bright and expansive with additional space for a seating area or an at home office. The master bedroom was recently renovated with new fresh modern updates including newly tiled flooring and shower. There is a full unfinished basement with walkout access and a woodstove to keep the downstairs warmed. The basement can be finished for additional useable living space with proper permitting. Walking into the back yard, you will find dedicated space for gardening and a patio. Towards the rear of the property, edging into the woods, there is an existing pole barn with electric for storage, or convert to a studio or a recreational building for outdoor enjoyment, the possibilities are endless! There is a garden shed with electric hookup close by the barn. The additional parcel with 1.25 acres has sewer hookup and can be a buildable site with the proper permits. Come in for a tour to see all of the possibilities that you can create!

MLS ID: 20240527

Status Category: Active

Zone: Residential

Year built: 1962

Bedrooms: Three

Full Baths: Two

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Den Level: 1

Basement: Full, Bilco Door Access, Concrete Floor

Date added: Added 10 months ago

Listing Category: Residential

Area, sq ft: 1702 sq ft

Acreage: 4.75

Age: 61-100

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

SqFt 1st: 1702

Amenities: Garden Area

INTERIOR FEATURES

Kitchen Description: Island

Flooring: Carpet, Ceramic, Hardwood

Cooling/Air Conditioning: Central

Appliances: Dishwasher, Oven-built In, Range, Range Hood

Wood Stove: Pellet, Wood

Additional Interior Features: Walk In Closets, Master Bath, Sliding Glass Doors, Washer Connection, Gas Dryer Connection

UTILITIES

Heat Source: Central

Hot Water: Propane

Sewer: Municipal

Heating Fuel: Propane

Water: Drilled Well

EXTERIOR FEATURES

Garage Type: Garage Attached

Driveway: Blacktop

Style: Ranch

Color: Blue

Porch: Patio

Other Buildings: Barn, Shed

Garage/Parking Extras: Driveway

Style: Ranch

Construction: Frame/stick

Siding: Aluminum

Roof: Asph Shingle

Lot Features: Additional Land Available, Corner Lot, Level, Private, Secluded, Wooded

Lot Dimensions: 336 X 249

Lot: 1

LOCATION DETAILS

School District: Tri-valley Central

County: Sullivan County

Lot/Site: Rural

Directions: Take Route 42. If Travelling From Grahamsville Or Woodbourne, Look For The Forest Rd Sign. The House Is The First On The Right On Forest Rd. The House Is Easy To Find With Gps.

LISTED BY

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