

## **OTHER**

Grahamsville, NY 12740

\$410,000

https://gristmillrealestate.com

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 2 years 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

**UTILITIES** 

Heat Source: Central Hot Water: Propane Sewer: Municipal

**EXTERIOR FEATURES** 

Garage Type: Garage Attached

**Driveway: Blacktop** 

Style: Ranch
Color: Blue
Porch: Patio

Other Buildings: Barn, Shed

Lot Dimensions: 336 X 249

**LOCATION DETAILS** 

School District: Tri-valley Central

County: Sullivan County

**LISTED BY** 

Office Name: Fresh Air Realty

Agent Last Name: Sabia

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

**Heating Fuel:** Propane

Water: Drilled Well

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: 1

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.

Agent First Name: Matthew



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