



GREENE
785 County Rte 26, Climax, NY 12042

\$330,000

<https://gristmillrealestate.com>

Welcome to this charming eyebrow colonial nestled in the serene countryside overlooking the Coxsackie Creek. Built in 1880, the home is situated on 2.11 acres and offers a tranquil escape with modern comforts. Step inside and be greeted by a large entry area with gorgeous wood floors, setting the tone for the character and warmth found throughout the home. The spacious living room is complete with a wood-burning fireplace, perfect to curl up on the couch and enjoy those cozy winter evenings. Off the living room you'll find a sunroom surrounded by a wall of windows that bring in abundant natural light inviting you to relax and enjoy the views and sounds of the creek down below. The renovated eat-in kitchen features modern appliances and a nice-sized dining area. The renovated full bathroom is located on the first floor and features a claw foot tub adding a touch of vintage charm. The washer/dryer is also conveniently located on the first floor, adding to the ease of country living. A spacious primary bedroom with an ensuite half bath plus two additional bedrooms are upstairs. Currently utilized as an office, one bedroom boasts a window overlooking the creek, filling the space with natural light. Recent improvements include: new roof, updated kitchen and bathrooms, and solar panels. There's also high-speed internet access and a generator. Outside features a deck and a patio, great for outdoor entertaining, and fire pits for cozy evenings under the stars. A set of stairs leads you down to a platform close to the creek, providing a serene spot to relax and enjoy the soothing sounds of nature. Two small outbuildings give you extra room for storage or a small workshop. This home is conveniently located less than 15 mins to the riverfront and Coxsackie's Reed Street Historic District with shops and restaurants like the Coxsackie General, Reed Street Bottle Shop, UnQuiet antiques store, and Patrick's Henry's. It's also 20 mins to the town of Catskill and only 25 mins to Hudson - and for skiers, Windham is 26 mins and Hunter 45 mins. And, only 2 hours to the GW Bridge in NYC.

MLS ID: 20240544

Status Category: Active

Zone: 03 - Rural Agri

Year built: 1880

Bedrooms: Three

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: -

Other 1 Level: -

SqFt 1st: 1,064

Basement: Full, Unfinished

Listing Category: Residential

Area, sq ft: 1492 sq ft

Acreage: 2.11

Age: 100-200

Full Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

Den Level: -

Other 2 Level: -

SqFt 2nd: 428

Attic: Scuttle

Other Rooms: Florida Sun Room

Date added: Added 10 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Oven-built In, Range, Refrigerator, Washer

Fireplace Description: Wood

Cooling/Air Conditioning: Window Unit

Flooring: Hardwood

Fireplace Location: Living Room

UTILITIES

Heat Source: Baseboard

Water: Drilled Well

Electricity: 100 Amps, Stand By Generator

Heating Fuel: Oil

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Attached

Driveway: Gravel

Style: Colonial

Roof: Asph Shingle

Lot Features: Water Frontage

Water Features: Creek

Lot Dimensions: Variable

Garage/Parking Extras: 2-car

Style: Colonial

Construction: Frame/stick

Other Buildings: Shed

Views: Water

Additional Exterior Features: Stand By Generator, Solar Panel Own

Lot: -13

LOCATION DETAILS

Area/Town: Greene

Lot/Site: Rural

Directions: From I87 To Exit 21b To Us9w South, Right Onto Route 81 West, Right Onto County Route 26, House Is Located On The Left Side On The Corner Of Paradise Hill Rd And County Route 26 (driveway On Paradise Hill Rd)

School District: Greeneville School District

County: Greene County

LISTED BY

Office Name: Compass Greater Ny, Llc

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