



**GREENE**  
785 County Rte 26, Climax, NY 12042

<https://gristmillrealestate.com>

**\$330,000**

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 8 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

**Agent First Name:** Leigh

**Agent 2 First Name:** Hillary

**Office 2 Name:** Compass Greater Ny, Llc

**Agent Last Name:** Bokser

**Agent 2 Last Name:** Kolos



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

