



GREENE
13779 NY-23, Prattsville, NY 12468

<https://gristmillrealestate.com>

\$99,900

Your own private swimming hole, waterfront on the Batavia kill creek, and surrounded by state land for under 100K. Enjoy this Tiny house - A cute one bedroom house with lots of outdoor entertainment areas. Upper area has a Custom deck, bar & walkways overlooking water. The insulated shed with electric can double for guests. The deck and bar looks down to waterfront property. Lower area has a steel Cabana and lots of walkways and some sandy beach areas. This is an amazing waterfront property on the Batavia kill creek. Property is surrounded by hundreds of acres of state land, waterfront area is completely private in all directions. Sit in your private cabana and take in the mountain views and enjoy the sounds of the rushing water. Swimming, Fishing, Tubing all on your own property. Cash Offers ONLY - LOW TAXES - trailer can be removed if buyer wants to build on the slab foundation before closing.

MLS ID: 20240561

Status Category: Active

Zone: Res

Year built: 2013

Bedrooms: One

Living Room Level: 1

Kitchen Level: 1

SqFt 1st: 480

Virtual Tour: <https://youtu.be/oI5UgsJQrEc>

Listing Category: Residential

Area, sq ft: 480 sq ft

Acreage: 1.48

Age: 11-20

Full Baths: One

Dining Room Level: 1

Bedroom 1 Level: 1

Other Rooms: Other/see Remarks

Date added: Added 2 months ago

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Carpet, Vinyl

Appliances: Range, Refrigerator

Miscellaneous Features: Ceiling-vaulted

UTILITIES

Heat Source: Forced Air

Water: Drilled Well

Electricity: Circuit Breakers

Heating Fuel: Propane

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Driveway: Gravel

Style: Manufactured Home

Construction: Frame/mod

Siding: Vinyl

Roof: Asph Shingle

Lot Features: Adjacent To State Land, Landscaped, Private, Slope-gently, Slope-steeply, Water Frontage

Water Features: Creek, Water Front

Lot Dimensions: 1.48 Acres

LOCATION DETAILS

Area/Town: Greene

Lot/Site: Rural

Directions: Route 23 - From Windham Before Intersection With 23 - Across From Cozy Hollow Road

LISTED BY

Office Name: Grist Mill Real Estate

Agent Last Name: Rebis

Style: Manufact. Home B/a 1976

Color: Beige

Porch: Deck

Other Buildings: Cabana, Shed

Views: Mountain, Water

Additional Exterior Features: Landscaped, Outside Lighting, Fence, Chain Link, Cabana

Lot: 8

School District: Gilboa

County: Greene County

Agent First Name: Ronnie



Contact us

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