

DELAWARE

45490 NY-30, Margaretville, NY 12455

\$199,000

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Historic circa 1850 estate in search of new owners to restore it to its' original beauty! This incredibly spacious home is rich with history: it was once the old town post office and in another era a place for weary travelers to board. Many original details still intact including original hardwood floors (most under carpet), original fixtures, built-ins and woodwork. The sprawling main floor features formal dining room, eat-in kitchen, large den and living area that opens onto a wrap-around porch with mountains on the horizon. Established landscaping provides a buffer from the road and spacious lot in back is a nice mix of lawn area and woods. The top floor bedrooms enjoy views of Hannah Golf Course and more of those mountain views. A spacious attic with windows and natural light is a perfect artist studio, or whatever you dream up. SOLD "AS IS" Due to the age and condition of the property, only cash buyers considered. Handyman Special! And An exciting prospect for renovation enthusiasts looking for extra space to spread their wings in the beautiful Catskill Mountains! Close to all area attractions, hiking, kayaking, skiing, farm markets and local restaurants. 2.5 hours from the GWB. Your Catskill Dream Project Awaits

MLS ID: 20240563

Status Category: Pending

Zone: R

Year built: 1850 **Bedrooms:** Eight Full Baths: Three Living Room Level: 1 Kitchen Level: 1 **Bedroom 1 Level: 2 Bedroom 3 Level: 2**

Den Level: 1 Other 1 Level: 2 **SaFt 1st:** 1754

Basement: Unfinished

Total Rooms: 18

Listing Category: Residential

Area, sq ft: 3508 sq ft

Acreage: 1.6 **Age:** 100-200 Bathrooms: 4 Half Baths: One

Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 2 Bedroom 4 Level: 2

Attic Level: 3 Other 2 Level: 2 SqFt 2nd: 1754

Attic: Stand Up, Walk In

Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Dryer, Range, Refrigerator, Washer Flooring: Wood

UTILITIES

Heating Fuel: Oil Heat Source: Hot Water, Steam Water: Drilled Well Sewer: Septic-ingr.

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Detached Garage/Parking Extras: 2-car

Driveway: Gravel Siding: Vinyl Porch: Enclosed Porch Roof: Metal

Views: Mountain, Golf Course Lot Dimensions: 1.6 Acres

Lot: 6

LOCATION DETAILS

School District: Margaretville Central Schools Area/Town: Delaware

Lot/Site: Hamlet/village County: Delaware County

Directions: From Main St In Margaretville, Follow Hwy 30 North For Approx 3.6 Miles - Take A Right On Grant Road And Veer Left At The Fork, You'll Quickly Reach Circular Driveway With Entrance To Back Of House.

LISTED BY

Office Name: The Catskill Dream Team Office 2 Name: The Catskill Dream Team

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