



DELAWARE
45490 NY-30, Margaretville, NY 12455

<https://gristmillrealestate.com>

\$199,000

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

SqFt 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 10 months ago

INTERIOR FEATURES

Appliances: Dryer, Range, Refrigerator, Washer

Flooring: Wood

UTILITIES

Heat Source: Hot Water, Steam

Water: Drilled Well

Utility Level: 1

Heating Fuel: Oil

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Gravel

Porch: Enclosed Porch

Views: Mountain, Golf Course

Lot: 6

Garage/Parking Extras: 2-car

Siding: Vinyl

Roof: Metal

Lot Dimensions: 1.6 Acres

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Hamlet/village

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.

School District: Margaretville Central Schools

County: Delaware County

LISTED BY

Office Name: The Catskill Dream Team

Agent First Name: Katherine

Agent 2 First Name: Margaret

Office 2 Name: The Catskill Dream Team

Agent Last Name: Keys

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