



**WAWARSING**

172 Towne Rd, Ellenville, NY 12428

<https://gristmillrealestate.com>

**\$290,000**

Welcome to your own piece of paradise nestled on 26.36 acres of stunning landscape! This remarkable property offers an unparalleled blend of tranquility and recreation. As you enter the grounds, you're greeted by a hunter's paradise, complete with a meticulously crafted hunter treehouse, offering the perfect vantage point to observe wildlife in their natural habitat. For those with a green thumb, a thriving garden awaits, boasting more than 20 fruit trees including pear, peach, apple, plum, quince, chestnut, and mulberry. Imagine harvesting your own fresh produce right from your backyard, adding a touch of farm-to-table goodness to your meals. There are many improvements to the house including a recently installed Harman Allure pellet stove, a newer water heater, pressure tank, well pump, sump pump and appliances. The generator and the firewood conveys with the house. Convenience meets functionality with a newer car garage, complete with an extension to accommodate parking for a backhoe, making property maintenance a breeze. Need extra storage? No problem! A newer shed provides ample space to store tools, equipment, and outdoor gear. Flowing through the property is a serene creek, adding to the natural charm and providing a peaceful backdrop for your daily adventures. Whether you're fishing, exploring, or simply enjoying the sounds of nature, this tranquil water feature is sure to captivate your senses. Don't miss your chance to own this extraordinary property, offering a harmonious blend of outdoor recreation and natural beauty. Schedule your showing today and make your dream of countryside living a reality!

**MLS ID:** 20240581

**Status Category:** Active

**Zone:** R

**Survey:** Y

**Age:** 21-40

**Bathrooms:** 1

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 960

**Amenities:** Garden Area

**Total Rooms:** 6

**Listing Category:** Residential

**Area, sq ft:** 960 sq ft

**Acreage:** 26.36

**Year built:** 1960

**Bedrooms:** Two

**Full Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Den Level:** 1

**Basement:** Mixed, Slab, Interior Access, Sump Pump, Concrete Floor, Unfinished

**Status:** [2](#)

**Date added:** Added 9 months ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Appliances:** Microwave, Range, Refrigerator

**Flooring:** Ceramic, Linoleum, Mixed, Parquet

**Fireplace Location:** Living Room

## UTILITIES

**Heat Source:** Baseboard, Other/see Remarks

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Blacktop, Circle

**Style:** Mobile Home B/p 1976

**Porch:** Deck

**Other Buildings:** Shed

**Water Features:** Stream

**Lot Dimensions:** 26.36 Acres

## LOCATION DETAILS

**Area/Town:** Wawarsing

**Lot/Site:** Rural

**Directions:** From Ellenville: Head Northwest On Ny-52 W/center St Toward Park St. Continue To Follow Ny-52 W. Turn Right Onto Briggs Hwy. Turn Right Onto Towne Rd.

## LISTED BY

**Office Name:** Monticello L.r.e.b.

**Agent Last Name:** Sosa De La Fuente

**Fireplace Description:** Free Standing, Other/see Remarks, Wood

**Wood Stove:** Freestanding

**Heating Fuel:** Electric, Mixed, Wood, Other

**Water:** Drilled Well

**Electricity:** 100 Amps

**Garage/Parking Extras:** Driveway, Lot-paved, Off Street, 1-car

**Style:** Mobile Home

**Siding:** Vinyl

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Level, Wooded

**Additional Exterior Features:** Landscaped

**Lot:** 17

**School District:** Ellenville Central

**County:** Ulster County

**Agent First Name:** Dennilu



### Contact us

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