



SHAWANGUNK

312 Shawangunk Lake Rd, Pine Bush, NY 12566

<https://gristmillrealestate.com>

\$480,000

Welcome to an exceptional opportunity in Pine Bush, NY— a meticulously renovated duplex that perfectly caters to those seeking to lower their cost of living through rental income or secure stable returns without the hassle of unexpected repairs. This side-by-side duplex offers two distinct units: a spacious 3-bedroom, 1-bathroom residence that lives like a single-family home, and a generous 1-bedroom, 1-bathroom apartment. Renovated in 2023, this property boasts upgrades including a new kitchen, bathroom, appliances, flooring, insulation, and new drainage to maintain a dry environment. Both units feature convenient in-unit washer and dryers, and additional basement storage. Each unit has its own driveway, ensuring tenant privacy. Conveniently located just minutes from Highway Route 17, residents have easy access to town amenities, Sam's Point/Minnewaska, and Resorts World Casino, making leisure activities and entertainment readily accessible. Currently, both units are leased until May and December of 2024, providing immediate rental income. The units come with separate utilities which the tenants pay under the current lease. With a current 7.5% Cap rate under conservative underwriting, this property presents a solid investment opportunity. Financials are available upon request. Whether you're in search of an owner-occupied residence with income potential or a lucrative investment opportunity, this property offers versatility to suit your needs.

MLS ID: 20240605

Status Category: Active

Acreage: 0.49

Age: 41-60

Basement: Partial, Walkout

Number of Units: 2

Unit 1 Baths: 1

Unit 2 Baths: 1

Listing Category: Multi-family

Zone: Rag-2 -

Year built: 1968

Bedrooms: 4

Attic: Scuttle

Unit 1 Bedrooms: 3

Unit 2 Bedrooms: 1

Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Flooring: Mixed

UTILITIES

Heat Source: Baseboard

Hot Water: Electric

Electricity: 200 Amps

Heating Fuel: Oil

Water: Drilled Well

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Attached

Garage/Parking Extras: Driveway

Style: Duplex

Lot Dimensions: 139ft By 184f

Garage Capacity: Two

Driveway: Blacktop

Construction: Frame/stick

Lot: 15

LOCATION DETAILS

Area/Town: Shawangunk

County: Ulster County

School District: Pine Bush Schools

Directions: Heading South On Burlingham Rd Make A Left On Shawangunk Lake Rd. The Property Is On The Right.

LISTED BY

Office Name: Bhhs Hudson Valley Prop-np

Agent Last Name: Naumann

Agent First Name: Trevor



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

