

#### **SHAWANGUNK**

312 Shawangunk Lake Rd, Pine Bush, NY 12566

\$480,000

https://gristmillrealestate.com

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 Listing Category: Multi-family

Status Category: Active Zone: Rag-2 -

Acreage: 0.49

Age: 41-60

Basement: Partial. Walkout

Year built: 1968

Bedrooms: 4

Attic: Scuttle

Number of Units: 2 Unit 1 Bedrooms: 3
Unit 1 Baths: 1 Unit 2 Bedrooms: 1

Unit 2 Baths: 1 Date added: Added 1 year ago

## **INTERIOR FEATURES**

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer Flooring: Mixed

#### UTILITIES

Heat Source: BaseboardHeating Fuel: OilHot Water: ElectricWater: Drilled WellElectricity: 200 AmpsSewer: Septic-ingr.

# **EXTERIOR FEATURES**

Garage Type: Garage Attached Garage/Parking Extras: Driveway

Style: Duplex

Lot Dimensions: 139ft By 184f

### **LOCATION DETAILS**

Area/Town: Shawangunk County: Ulster County

# **LISTED BY**

Office Name: Bhhs Hudson Valley Prop-np

Agent Last Name: Naumann

**Garage Capacity:** Two **Driveway:** Blacktop

Construction: Frame/stick

**Lot:** 15

School District: Pine Bush Schools

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

Agent First Name: Trevor



Contact us

Phone:

