



**OLIVE**  
698 Acorn Hill Rd, Olivebridge, NY 12461

<https://gristmillrealestate.com>

**\$429,000**

Cute as a button, this bright and sprawling 2-bedroom, 2-bathroom cottage, once a post office, has been reborn with a new, clean look. The open living space is perfect for entertaining with its great flow. There is a new kitchen with wood cabinets, modern appliances and stone countertops to impress your guests. The rear of the house opens to a lovely level yard with seasonal views of High Point Mt. Charming enclosed porch just adds to the character and gives you a little more space to relax. The house layout can easily support a home office/business. There is a detached 2 car garage- a little funky, but spacious and functional AND a fabulous 30x30 pole barn, with a separate drilled well and separate electric service, that is ideal to use as a workshop, studio or even just a garage for your car collection. Easy shooting distance to the magnificent Ashokan Reservoir, Hunter & Belleayre ski centers, Woodstock, Stone Ridge, Kingston and more. A perfect place to escape to. What more could you ask for! Just bring your bags and you are ready to enjoy.

**MLS ID:** 20240624

**Status Category:** Active

**Zone:** R1

**Year built:** 1956

**Bedrooms:** Two

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Other 2 Level:** 1

**Living Room Room Size:** 15'5x13'8

**Dining Room Room Size:** 15'8x13'6"

**Bedroom 2 Room Size:** 14'6x9'6

**Other Room 2 Size:** Sun 9'7x7'9

**Total Rooms:** 6

**Listing Category:** Residential

**Area, sq ft:** 1550 sq ft

**Acreage:** 0.75

**Age:** 61-100

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Other 1 Level:** 1

**SqFt 1st:** 1550

**Kitchen Room Size:** 14'8"x12

**Bedroom 1 Room Size:** 15'9x12'2

**Other Room 1 Size:** Ntry11x6'8

**Basement:** Crawl

**Date added:** Added 6 months ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Ceramic, Wood

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator

**Cooling/Air Conditioning:** Ceiling Fan

**Additional Interior Features:** Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Propane

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Utility Room Size:** 10'2"x9'4"

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 100 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Cottage

**Construction:** Frame/stick

**Porch:** Deck

**Other Buildings:** Additional Garage, Studio, Workshop, Other/see Remarks

**Views:** Mountain

**Lot:** 27.100

**Garage/Parking Extras:** 2-car, 3-car

**Style:** Cottage, One Story, Ranch

**Color:** Gray

**Roof:** Asph Shingle

**Lot Features:** Level

**Lot Dimensions:** .75

## LOCATION DETAILS

**Area/Town:** Olive

**Lot/Site:** Rural

**Directions:** Rt 209 To Right Onto Rt 2 (krumville Rd). Continue To Acorn Hill Rd. House On The Left.

**School District:** Oteora Central

**County:** Ulster County

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-king

**Agent Last Name:** Levine

**Agent First Name:** Amy



### Contact us

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