



SULLIVAN
463 Rose Valley Rd, Monticello, NY 12701

<https://gristmillrealestate.com>

\$599,900

This is the one you have been waiting for! Amazing renovation, impeccable attention to detail, and move-in ready, this home is all new from the ground up! Fabulous country abode offers a style-conscious and natural-modern vibe. In this split-level home which offers 5 BR's and 2 gorgeous bathrooms there is more than meets the eye. The finishes are upscale and fashion-forward including ceiling mounted mini-splits, solid core doors, tiled baths, all new hardwood Red Oak sparkling floors, steel steps (no squeaking !!), and more! All the work was recently done and current with a neutral color palette - perfect for every buyer's desires. Lots of natural light, indoor storage, outdoor spaces to breathe in the fresh mountain Catskills air, a level yard and woods to roam... Expansive private deck and patio with hook-up for hot tub, generator, and a two-car detached garage with electric! WOW! This is really all you could possibly ask for! The grounds offer natural surroundings, wildlife, magical woodland, room to play, garden, a place for hot tub and a pool, and more. Enjoy your privacy with convenience to shopping, Route 17 for commuting, Resorts World Casino, Bethel Woods Center for the Arts, Holiday Mountain Ski Slopes and Fun Park and the luxury of country -living at its finest!

MLS ID: 20240628

Status Category: Active

Zone: Res

Survey: Y

Age: 61-100

Bathrooms: 2

Living Room Level: 2

Kitchen Level: 2

Bedroom 1 Level: 2

Bedroom 3 Level: 1

SqFt 1st: 1061

Attic: Scuttle

Date added: Added 10 months ago

Listing Category: Residential

Area, sq ft: 2122 sq ft

Acreage: 6.98

Year built: 1960

Bedrooms: Five

Full Baths: Two

Dining Room Level: 2

Family Room Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: 1

SqFt 2nd: 1061

Other Rooms: Utility Room

INTERIOR FEATURES

Appliances: Dishwasher, Range, Refrigerator

Wood Stove: Freestanding, Wood

Flooring: Hardwood, Mixed

Cooling/Air Conditioning: Ductless Split Ac Units

Additional Interior Features: Insulated Windows, Sliding Glass Doors, Washer Connection, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Zoned, Ductless Mini Split Sys

Hot Water: Electric

Sewer: Septic-ingr.

Heating Fuel: Electric

Water: Drilled Well

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Split Level

Construction: Frame/stick

Roof: Asph Shingle

Additional Exterior Features: Outside Lighting

Lot: 28.2

Garage/Parking Extras: 2-car

Style: Split Level, Two Story, Raised Ranch

Porch: Deck, Open, Patio

Lot Features: Level, Slope-gently, Wooded

Lot Dimensions: 670x425

LOCATION DETAILS

Area/Town: Sullivan

Lot/Site: Rural

Directions: Rose Valley Road See Sign

School District: Monticello Central Schools

County: Sullivan County

LISTED BY

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