



**\$419,000**

<https://gristmillrealestate.com>

Located on a quiet country road in Westkill, this charming 3 bed/1 bath ranch sits on 3.90 acres. The backyard feels like the enchanted forest and directly across the street has over 700 acres of forever wild land. The home has recently been fully renovated. As you walk into the spacious living space from the front door, it leads into the open floor plan of the kitchen and dining room. Margaretville Cable (MTC) wired the area with FIBER OPTICS so if you are working remotely, you will enjoy working with peace and serenity in the mountains with high speed internet. This location is only minutes from Phoenicia, Hunter, Windham & Prattsville for all your shopping needs. There are plenty of hiking trails in the area in addition to great running & biking roads. The Westkill Brewery is just down the road in Spruceton Valley & the Diamond Notch hiking trail and falls. Here's the SHORT TERM RENTAL (STR) POLICY in Lexington-If the prospective buyer plans on filing their taxes in Lexington (as their primary residence), and can provide a redacted version of their tax return with a Lexington address, they would be eligible for a 'resident' permit. There is no cap on the number of 'resident' permits issued by the Town.

**MLS ID:** 20240647

**Status Category:** Active

**Zone:** R

**Survey:** Y

**Age:** 21-40

**Full Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Living Room Room Size:** 15.6 X 12.4

**Dining Room Room Size:** 9.9 X 9.4

**Bedroom 2 Room Size:** 13.9 X 9.10

**Basement:** Full

**Date added:** Added 6 months ago

**Listing Category:** Residential

**Area, sq ft:** 1196 sq ft

**Acreage:** 3.9

**Year built:** 1988

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 1196

**Kitchen Room Size:** 12.5 X 11

**Bedroom 1 Room Size:** 14.2 X 12.5

**Bedroom 3 Room Size:** 12.4 X 9.3

**Attic:** Storage

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator

**Cooling/Air Conditioning:** Ceiling Fan

**Flooring:** Carpet, Laminate

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Electric

**Electricity:** 150 Amps

**Heating Fuel:** Oil

**Water:** Drilled Well

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Driveway:** Dirt

**Style:** Ranch

**Siding:** Vinyl

**Roof:** Asph Shingle

**Lot:** 32

**Style:** Ranch

**Construction:** Frame/stick

**Porch:** Deck

**Lot Dimensions:** 3.90

## LOCATION DETAILS

**Area/Town:** Greene

**Lot/Site:** Hamlet/village

**Directions:** Take Route 42. Turn Onto South Beech Ridge. Go Up The Hill, The Property Is On The Right Just Past The Mailboxes.

**School District:** Hunter-tannersville

**County:** Greene County

## LISTED BY

**Office Name:** Ruth Gale Realty

**Agent Last Name:** Greenspan

**Agent First Name:** Richard



### Contact us

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