



DELAWARE
1484 Hard Scrabble Rd, Roxbury, NY 12474

\$325,000

<https://gristmillrealestate.com>

This 1900s ROXBURY FARMSTEAD ON 29+ ACRES consists of 2 parcels, is bordered on 2 sides by DEP land, contains a 2+- ac pond, and is bordered in the back by a trout stream--also has 1375 feet of town road frontage. The house and dairy barn need substantial work, but this is a great opportunity to rehabilitate this unique property--the panoramic views from all locations on the property are exceptional, and it is located just minutes from the "happening" town of Roxbury. (Roxbury Arts Group, Roxbury Lodging Group, restaurants, coffee shops, new grocery store, Plattekill Ski Center). The 2516 sq ft farmhouse consists of two floors, a large country kitchen, dining/sitting area, living room, den, 4 bedrooms and one bathroom. It needs a full reno and a roof. There is a DEP septic system and a drilled well. The large dairy barn needs a roof. Some brush-hogging would bring the fields (90% fields, 10% wooded) right back. Lots of deer sign, bear, turkey--a deer blind on the property. This is a great one-of-a-kind opportunity for the right buyer.

MLS ID: 20240672

Status Category: Active

Zone: Residential

Year built: 1900

Bedrooms: Four

Full Baths: One

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Den Level: 1

SqFt 2nd: 516

Date added: Added 10 months ago

Listing Category: Residential

Area, sq ft: 2516 sq ft

Acreage: 29.88

Age: 100-200

Bathrooms: 1

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: 2

SqFt 1st: 2000

Basement: Dirt, Unfinished

INTERIOR FEATURES

Appliances: Other/see Remarks

Additional Interior Features: Insulated Windows, Walk In Closets

Flooring: Carpet, Hardwood, Linoleum

UTILITIES

Heat Source: Forced Air

Heating Fuel: Oil

Hot Water: Electric
Plumbing: Mixed
Sewer: On Site, Septic-ingr.

Water: Drilled Well
Electricity: 100 Amps
Utility Level: B

EXTERIOR FEATURES

Driveway: Dirt
Style: Farm House
Color: Beige
Roof: Asph Shingle
Lot Features: Adjacent To State Land
Water Features: Stream
Lot: 3

Style: Farm House
Construction: Frame/stick
Siding: Asphalt, Wood
Other Buildings: Barn
Views: Meadow, Mountain
Lot Dimensions: 1389 X 908

LOCATION DETAILS

Area/Town: Delaware
Lot/Site: Rural
Directions: From Roxbury Village, Take State Highway 30 North, Make A Left Onto Hardscrabble Road, House Is 1.5 Miles Ahead On Right.

School District: Roxbury Central Schools
County: Delaware County

LISTED BY

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