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\$325,000

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 1 year 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.

EXTERIOR FEATURES

Driveway: Dirt Style: Farm House Color: Beige Roof: Asph Shingle Lot Features: Adjacent To State Land Water Features: Stream Lot: 3 Water: Drilled Well Electricity: 100 Amps Utility Level: B

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

Office Name: Keller Williams Upstate Ny Pro Agent First Name: Pamela Jean Agent 2 First Name: Deb Office 2 Name: Keller Williams Upstate Ny Pro Agent Last Name: Orr Agent 2 Last Name: Dolan



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