



DELAWARE
1365 Dugan Hill Rd, Roxbury, NY 12474

<https://gristmillrealestate.com>

\$1,400,000

Don't miss out on this extraordinary opportunity to own your own sprawling 293.39-acre retreat in Roxbury! This 1997 custom built contemporary home boasts privacy, panoramic views, and a stunning 2-acre pond. Ideal for hiking, hunting, and nature enthusiasts, the property features extensive trails and iconic vistas down the "notch" between Roxbury and Grand Gorge. The well-insulated 2600 sq ft home offers a spacious Great Room with a kitchen, dining area, and living room, along with 3 bedrooms and 2 bathrooms on the main floor. Upstairs, an open loft/den with attic space provides additional living potential, while the full basement, complete with a half bath, offers even more room for customization. An attached 2-4 car garage and fully functional Generac generator ensure convenience and security. Relish in the tranquility of the surroundings from the wraparound deck, and enjoy the fruit tree orchard located behind the house. Plus, a large metal pole barn provides ample storage for your outdoor gear and toys. This is a once-in-a-lifetime offering that you won't want to miss out on—schedule your viewing today!

MLS ID: 20240678

Status Category: Active

Zone: Residential

Survey: Y

Age: 21-40

Bathrooms: 3

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Den Level: 2

Other 2 Level: B

SqFt 2nd: 520

Attic: Stand Up, Walk In

Total Rooms: 6

Listing Category: Residential

Area, sq ft: 2520 sq ft

Acreage: 293.4

Year built: 1997

Bedrooms: Three

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Other 1 Level: 2

SqFt 1st: 2000

Basement: Full, Walk Out, Garage Access, Concrete Floor, Unfinished

Other Rooms: Loft, Utility Room, Workshop, First Floor Bedroom

Date added: Added 6 months ago

INTERIOR FEATURES

Kitchen Description: Country

Flooring: Hardwood, Wood, Radiant

Fireplace Location: Living Room

Additional Interior Features: Insulated Windows, Walk In Closets, Master Bath, Smoke Detector, Carbon Monoxide Detector

Appliances: Dishwasher, Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer

Fireplace Description: Free Standing, Stone, Wood

Miscellaneous Features: Ceiling-cathedral

UTILITIES

Heat Source: Radiant, Stand By Generator, Abv Ground Fuel Tank

Hot Water: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Oil

Water: Drilled Well

Electricity: Circuit Breakers, 100 Amps, Stand By Generator

Utility Level: B

EXTERIOR FEATURES

Garage Type: Drive Under

Driveway: Gravel

Style: Contempo, A-frame

Color: Tan

Porch: Deck

Other Buildings: Shed

Views: Mountain, Panoramic, Creek

Additional Exterior Features: Stand By Generator

Lot: 4

Garage/Parking Extras: Driveway, 3-car

Style: A-frame

Construction: Frame/stick

Siding: Vinyl

Roof: Metal

Lot Features: Meadow, Pond, Slope-gently

Water Features: Pond

Lot Dimensions: 3844 X3450

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

Directions: Take Route 30 North From Roxbury, Make Right Onto Dugan Hill. Property Is Up Hill .6 Miles On Right.

School District: Roxbury Central Schools

County: Delaware County

LISTED BY

Office Name: Keller Williams Upstate Ny Pro

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Agent 2 First Name: Deb

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