



**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 9 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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**Office 2 Name:** Keller Williams Upstate Ny Pro

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