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# \$650,000

Historic circa 1820's Farmhouse in an idyllic setting with gorgeous mountain views, a beaver pond and the luxury of total privacy and quiet. The farmhouse has been carefully restored for modern living while retaining the original woodwork, stunning wide-plank floors, elegant high ceilings and reconditioned plaster walls! Property crosses both sides of Charles Dent on 16+ rolling acres with panoramic 360 degree views. Large enough to bring the extended family (give them their entire wing) or could be used as a two family home. Front of house is circa 1820 and back of house which has its own kitchen, family area, 3 bedrooms, bath and separate entrance was completed circa 1850. Convenient to four ski resorts, golf, mountain bike trails, hiking kayaking and more. Exterior features a Sears & Roebuck 1-car garage and a 1920's concrete dairy barn (in good condition)with metal roof, milk house and silo. Acreage has beautiful views and is flat and usable. Would be well suited for a wedding venue, a bed and breakfast or simply the perfect place for relaxing and restoring with the family in all seasons. Rare find and a must see! YOUR CATSKILL DREAM AWAITS

MLS ID: 20240682 Status Category: Active Zone: 920 Survey: Y Age: 200+ Full Baths: Two Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 2 Bedroom 4 Level: 2 Other 1 Level: 1 SqFt 1st: 1877 Attic: Walk Up Virtual Tour: https://kevinspelmanstudio.hd.pics/125-Charles-Dent-Rd/idx

#### **INTERIOR FEATURES**

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Wood Stove: Wood

Listing Category: Residential Area, sq ft: 3754 sq ft Acreage: 16.4 Year built: 1820 Bedrooms: Seven Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Den Level: 1 Other 2 Level: 1 Basement: Partial Status: <u>4</u> Date added: Added 1 year ago

Flooring: Ceramic, Wood

Additional Interior Features: Storm Windows

#### UTILITIES

Heat Source: Forced Air Water: Drilled Well Sewer: Septic-ingr.

## **EXTERIOR FEATURES**

Garage Type: Garage Detached Style: Farm House Siding: Wood Other Buildings: Barn, Shed Views: Meadow, Mountain, Water, Panoramic, Farm Lot Dimensions: 16.40 Acres

## LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

**Directions:** Take Rt 30 Towards Grand Gorge. At Firestone Store Take The Immediate Right On Ferris Hill Road. In 6/10 Of A Mile Ferris Hill Road Takes A Right Curve Continue Another 9/10 Of A Mile And Make A Left On Charles Dent.

#### LISTED BY

Office Name: The Catskill Dream Team Agent First Name: Margaret

Agent 2 First Name: Katherine

Heating Fuel: Oil Electricity: Stand By Generator Utility Level: 1

## Garage/Parking Extras: 1-car Style: Farm House Roof: Asph Shingle Lot Features: Level, Meadow, Pond Water Features: Pond Lot: 1

School District: Roxbury Central Schools County: Delaware County

Office 2 Name: The Catskill Dream Team Agent Last Name: Bellar Agent 2 Last Name: Keys



Contact us Phone:

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