



DELAWARE
41 Carr George Rd, Denver, NY 12421

<https://gristmillrealestate.com>

\$425,000

Your NEWLY RENOVATED Arts and Crafts in the coveted Denver-Vega Valley has arrived to the market! This adorable cottage's interior features an open-concept floor plan, a gourmet kitchen with high-end appliances, custom built-ins, vaulted ceilings, a spa-like bathroom and distinctive design features throughout. The floorpan maximizes every ounce of available space with a bonus sleeping loft and bonus storage in the eaves. Step out onto your wrap around porch and enjoy peace and quiet while taking in some sweet expansive MOUNTAIN VIEWS. This 3+ acre parcel is situated up on a hillside with apple trees, a pond, fire pit and a blank canvas for all your landscaping design goals. And let's not forget the important stuff - all new siding, mini-splits, tankless water heater and mindful renovations - you won't have a "to-do" list on this property for many years! Just 20 minutes to Belleayre or Plattekill Ski mountains, minutes from several wedding venues, farmers markets, hiking trails and the charming villages of Roxbury, Fleischmanns and Margaretville. 2.5 hours from the George Washington Bridge, this one has it all. Your CATSKILL DREAM AWAITS!

MLS ID: 20240684

Status Category: Active

Zone: R

Year built: 2013

Bedrooms: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

SqFt 1st: 832

Basement: Crawl

Listing Category: Residential

Area, sq ft: 1040 sq ft

Acreage: 3.27

Age: 11-20

Full Baths: One

Dining Room Level: 1

Bedroom 1 Level: 1

Other 1 Level: 1

SqFt 2nd: 208

Date added: Added 10 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Range-built In, Refrigerator

Cooling/Air Conditioning: Ductless Split Ac Units

Flooring: Laminate

Miscellaneous Features: Ceiling-vaulted

UTILITIES

Heat Source: Ductless Mini Split Sys

Hot Water: Electric

Electricity: 200 Amps

Heating Fuel: Electric

Water: Drilled Well

Sewer: Septic-ingr.

Utility Level: 1

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Cottage

Construction: Frame/stick

Siding: Wood

Roof: Asph Shingle

Water Features: Pond

Lot: 1

Driveway: Gravel

Style: Cottage

Color: Grey

Porch: Deck

Views: Mountain

Lot Dimensions: 3.27 Acres

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

Directions: From Main Street Margaretville, Follow Ny 30 For Approx 4 Miles, R On Co Rd 36 For 5 Miles, L On Cartwright Road, R On Vega Mountain Road And Slight Left Onto Carr George Rd.

School District: Roxbury Central Schools

County: Delaware County

LISTED BY

Office Name: The Catskill Dream Team

Agent First Name: Katherine

Agent 2 First Name: Margaret

Office 2 Name: The Catskill Dream Team

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