



SHANDAKEN

22 Bonnie View Ave, Big Indian, NY 12410

<https://gristmillrealestate.com>

\$399,000

Nestled in the charming ski village of Pine Hill, this well-maintained Victorian, listed on the National Register of Historic Places, awaits your design touch. Just minutes from Belleayre Mountain, this spacious 4 bed, 3 bath home is perfect for entertaining. Two second-floor bedrooms feature 2-room suites, with plenty of room on the third floor for additional bedrooms, a home office, or workout space. Municipal water and sewer add convenience. Nearby, enjoy Catskills hiking trails, swimming at Pine Hill Lake, or kayaking on the reservoir. Indulge in fantastic local dining and shopping options. Ideal for a family retreat or potential Inn, with easy access to Margaretville, Big Indian, and Phoenicia, it offers the perfect blend of relaxation and adventure.

MLS ID: 20240722

Status Category: Active

Zone: Residential

Survey: Y

Age: 100-200

Full Baths: Three

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: 2

Basement Level: B

Other 2 Level: 2

SqFt 2nd: 1483

Basement: Dirt, Walk Out, Interior Access, Unfinished

Total Rooms: 11

Listing Category: Residential

Area, sq ft: 3057 sq ft

Acreage: 0.37

Year built: 1890

Bedrooms: Four

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Attic Level: 3

Other 1 Level: 1

SqFt 1st: 1574

SqFt 3rd: 438

Attic: Stand Up, Walk Up

Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Exhaust Fan, Oven-built In, Oven-double, Refrigerator, Washer

Fireplace Description: Gas

Cooling/Air Conditioning: Ceiling Fan, Window Unit

Flooring: Carpet, Hardwood, Linoleum, Pine

Fireplace Location: Living Room

Additional Interior Features: Insulated Windows, Skylights, Master Bath, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Hot Water, Steam

Hot Water: Electric

Plumbing: Mixed

Utility Level: B

Heating Fuel: Oil, Propane

Water: Community

Sewer: Community

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Two Story, Victorian

Color: White

Porch: Deck, Open, Screened Porch

Lot Features: Slope-moderate

Lot Dimensions: 149 X 110

Style: Colonial

Construction: Frame/stick

Siding: Vinyl

Roof: Asph Shingle

Additional Exterior Features: Partial Fenced, Landscaped, Screened Porch

Lot: 5

LOCATION DETAILS

Area/Town: Shandaken

Lot/Site: Hamlet/village

Directions: Route 28 To Main Street Pine Hill To 22 Bonnie View Ave.

School District: Onteora Central

County: Ulster County

LISTED BY

Office Name: Keller Williams Upstate Ny Pro

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