

## **SHANDAKEN**

22 Bonnie View Ave, Big Indian, NY 12410

\$399,000

https://gristmillrealestate.com

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
Saft 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

Roof: Asph Shingle

Construction: Frame/stick

Additional Exterior Features: Partial Fenced, Landscaped,

Screened Porch

Style: Colonial

Siding: Vinyl

**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** 

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