

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

Basement: Dirt, Walk Out, Interior Access, Unfinished

Total Rooms: 11

SaFt 2nd: 1483

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Exhaust Fan, Oven-built In,

Oven-double, Refrigerator, Washer

Fireplace Description: Gas

Cooling/Air Conditioning: Ceiling Fan, Window Unit

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 SaFt 3rd: 438

Attic: Stand Up, Walk Up

Date added: Added 1 year ago

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

Construction: Frame/stick

Water: Community Sewer: Community

Style: Colonial

Siding: Vinyl

Screened Porch

Roof: Asph Shingle

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Two Story, Victorian

Color: White

Porch: Deck, Open, Screened Porch

Lot Features: Slope-moderate

Lot: 5

Lot Dimensions: 149 X 110

LOCATION DETAILS

Area/Town: Shandaken

Lot/Site: Hamlet/village

Directions: Route 28 To Main Street Pine Hill To 22 Bonnie

View Ave.

LISTED BY

Office Name: Keller Williams Upstate Ny Pro

Agent First Name: Pamela Jean

Agent 2 First Name: Deb

School District: Onteora Central

Office 2 Name: Keller Williams Upstate Ny Pro

Additional Exterior Features: Partial Fenced, Landscaped,

Agent Last Name: Orr Agent 2 Last Name: Dolan

County: Ulster County



