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\$449,000

Discover tranquility and comfort in this charming ranch hidden among the trees in the welcoming neighborhood of Olive. Nestled in the Catskills with 3 bedrooms and 2.5 bathrooms, this home offers ample space for relaxation and entertainment. As you pull into the driveway, you'll immediately feel at ease, greeted by the inviting atmosphere and thoughtfully designed floorplan. Step inside to find a beautifully maintained interior with recent upgrades including newer roof, brand new floors, paint, and a perimeter drain, seamlessly blending modern amenities with mid-century charm. The main level boasts a spacious living room open to the dining area, offering sliders to the expansive deck overlooking the serene backyard. Perfect for hosting gatherings or simply enjoying the tranquil surroundings. Relax in the cozy family room featuring a brick fireplace and sliders leading to the stone patio, ideal for outdoor entertaining. Enjoy the convenience of a 2-car garage with the potential for a studio space, ideal for pursuing creative endeavors. The property features a generator, hot water baseboard heat, and central air conditioning, ensuring year-round comfort and convenience. Spring flower beds with a garden shed provide the perfect opportunity for gardening enthusiasts to indulge their green thumb. Stone pathways lead up to the open front porch, perfectly sited to take full advantage of the sun-enjoy sipping tea and taking in nature. Situated just minutes from the rail trail, eateries, and Woodstock, this home offers the perfect blend of privacy and convenience in a picturesque country setting. **Addendum:** Great opportunity to have a turn key home - nice neighborhood and close to fine dining and local boutique shopsyet tucked away on a country road and ready for its new owners.

MLS ID: 20240744 Status Category: Active Zone: R1 Year built: 1974 Bedrooms: Three Full Baths: Two Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 SqFt 1st: 1350 Family Room Room Size: C Floorplan Dining Room Room Size: C Floorplan Bedroom 3 Room Size: C Floorplan Listing Category: Residential Area, sq ft: 1820 sq ft Acreage: 1.2 Age: 41-60 Bathrooms: 3 Half Baths: One Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 2 Den Level: 1 Living Room Room Size: 17.7x13.6 Kitchen Room Size: C Floorplan Bedroom 2 Room Size: C Floorplan Basement: Finished Status: 2 Virtual Tour: https://my.matterport.com/show/?m=CMvDzApzpUg&brand=0

Date added: Added 1 year ago

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Carpet, Vinyl, Wood, Slate

Fireplace Location: Family Room

Additional Interior Features: Insulated Windows, Master Bath, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Radiant Hot Water: Coil Plumbing: Mixed Sewer: Septic-ingr. **Appliances:** Dishwasher, Dryer, Exhaust Fan, Range, Refrigerator, Washer, Energy Star Appliances

Fireplace Description: Brick, Wood Cooling/Air Conditioning: Central

Heating Fuel: Oil Water: Drilled Well Electricity: 200 Amps Utility Level: B

EXTERIOR FEATURES	
Garage Type: Garage Attached	Garage/Parking Extras: Driveway
Driveway: Blacktop	Style: Split Level
Style: Split Level	Construction: Frame/stick, Brick
Color: Red	Siding: Aluminum
Porch: Open	Roof: Asph Shingle
Other Buildings: Shed	Lot Features: Landscaped, Level, Slope-gently, Wooded
Additional Exterior Features: Landscaped	Lot Dimensions: 1.2
Lot: 19	

LOCATION DETAILS

Area/Town: Olive Lot/Site: Rural Directions: Route 28 To Ridge Road- To 100- Red House

LISTED BY

Office Name: Coldwell Banker Village Green Agent Last Name: Amaral School District: Onteora Central County: Ulster County Neighborhood: Shokan

Agent First Name: Eric



Contact us Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901 gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

