



SULLIVAN
83 Elk Point Rd, Livingston Manor, NY 12758

<https://gristmillrealestate.com>

\$1,149,500

Beautiful distant mountain views, open and wooded land, and a rural setting make this a unique and special property which has potential for more residential units and whatever you desire for the large barn/ warehouse/ garage. A perfect mixed-use blend which is zoned agricultural, this country property offers incredible opportunity! Included in this offering on 18+ acres is a 3 BR (2132 SF) split-level home (detailed in the listing), 3 BR (1082 SF) renovated mobile (rented), 5 acre vacant parcel with a drilled well and a large garage/ warehouse/ barn which will work for many possible uses. Operating as an automotive repair shop, the garage is allowed commercial use. It is a fully insulated 7440 SF building with 6 bays, 4 lifts, 2 offices, second story, 2 half baths, huge space harboring wood furnace (heats house and shop), and covered storage for wood. The building could store at least 20 cars! A separate entrance for the second floor, which is 3 rooms and a half bath, makes sense for an apartment. There are sheds, a small chicken coop and plenty of room for gardens, greenhouses and more!

MLS ID: 20240768

Status Category: Active

Zone: Ac

Survey: Y

Age: 41-60

Full Baths: One

Dining Room Level: 1

Family Room Level: L

Bedroom 2 Level: 1

Den Level: L

Other 2 Level: L

Basement: Finished, Full, Interior Access

Other Rooms: Den, Office, Utility Room, First Floor Bedroom

Listing Category: Residential

Area, sq ft: 2132 sq ft

Acreage: 18.43

Year built: 1975

Bedrooms: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Other 1 Level: L

SqFt 1st: 1132

Attic: Scuttle

Date added: Added 9 months ago

INTERIOR FEATURES

Appliances: Dryer, Range, Range Hood, Refrigerator, Washer

Fireplace Description: Stone

Wood Stove: Pellet

Flooring: Carpet, Mixed

Fireplace Location: Living Room

Additional Interior Features: Insulated Windows, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Hot Water

Hot Water: Electric, Oil

Electricity: Circuit Breakers, On-site, 200 Amps

Utility Level: L

Heating Fuel: Oil, Wood

Water: Drilled Well

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Split Level

Construction: Frame/mod

Porch: Deck

Other Buildings: Mobile Home, Shed, Manufactured Home

Views: Meadow, Mountain, Panoramic

Lot: 7.2, 10+

Garage/Parking Extras: Barn, Lot, Mixed, 1-car, 2-car, 3-car, Carport, Rv

Style: Split Level

Color: Blue

Roof: Metal

Lot Features: Level, Meadow, Slope-gently, Wooded

Lot Dimensions: 600x750

LOCATION DETAILS

Area/Town: Sullivan

Lot/Site: Rural

Directions: Rt 52 White Sulphur Springs To Dahlia Road To Elk Point Road On Rhs. See Property On Left #83 Is Main House. Sign. Can Also Go Up Rt 17 To Livingston Manor And Follow Gps.

School District: Liberty Central Schools

County: Sullivan County

LISTED BY

Office Name: Malek Properties, Inc.

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