

OTHER

772 Ira Vail Rd, Leeds, NY 12451

https://gristmillrealestate.com

\$315,000

Located on 3.27 acres surrounded by 18 acres owned by the Budhist Monks, this quiet setting with multiple fruit trees (asian pear, pear, peach and apple), 2 story shed, fenced-in vegetable garden, chicken coop, flower gardens, and an ancient outhouse intact awaits a weekender, family or retired couple. This high ranch has a full basement with 2 car garage under, large windows for a possible play room/man cave, poured reinforced concrete walls, Burnham boiler 3 year old well mate and 5 year old well pump. The main floor has a family room with wood burning fireplace with heatilator fan and a custom ceiling fan, fully applianced (new microwave and 5 year old refrigerator) kitchen with oak cabinetry, first floor laundry, dining area open to kitchen, living room, master suite with private bathroom, full bathroom in the hallway and two additional bedrooms. The covered front porch is perfect for warm summer nights! 20 minutes to Windham Mountain Ski Slope, 2 hours from NYC and near many hiking trails and restaurants.

MLS ID: 20240771 **Listing Category:** Residential

Status Category: Active Area, sq ft: 1508 sq ft

Zone: Residential Acreage: 3.27 Survey: Y Year built: 2001 Age: 21-40 **Bedrooms:** Three

Bathrooms: 2 Full Baths: Two **Living Room Level:** 1 **Dining Room Level:** 1

Kitchen Level: 1 Family Room Level: 1 Bedroom 1 Level: 1 **Bedroom 2 Level:** 1

Bedroom 3 Level: 1 Den Level: 1 Other 1 Level: B SaFt 1st: 1508

Basement: Full, Walk Out, Garage Access, Concrete Floor, **Attic:** Other/see Remarks

Unfinished

Amenities: Garden Area **Date added:** Added 1 year ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Range, Flooring: Carpet, Linoleum

Refrigerator, Washer

Fireplace Description: Stone, Wood

Miscellaneous Features: Handicap Accessible Additional Interior Features: Insulated Windows, Master

Bath, Carbon Monoxide Detector

Fireplace Location: Family Room

UTILITIES

Heat Source: Baseboard, Hot Water, Wood Assist

Hot Water: Tankless **Electricity: 150 Amps**

Utility Level: B

Heating Fuel: Oil, Wood

Water: Drilled Well Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Attached

Driveway: Blacktop

Style: Ranch Color: White Porch: Open

Other Buildings: Chicken Coop, Shed, Other/see Remarks

Handicap Accessible: Yes Lot Dimensions: 900x600

Lot Features: Landscaped, Level

Construction: Frame/mod

Additional Exterior Features: Landscaped, Outside Lighting

Garage/Parking Extras: Under, 2-car

Lot: 19

LOCATION DETAILS

School District: Cairo-durham

County: Greene County

Lot/Site: Rural

Style: Ranch

Siding: Vinyl

Roof: Asph Shingle

Directions: Rte 23b To South Cairo Bridge Make A Left Coming From Cairo Over The Catskill Creek. Continue Straight At Stop Sign. Property Approximately 1.5 Miles On The Right.

LISTED BY

Office Name: Living Structures

Agent Last Name: Zucker

Agent First Name: Claudia



