



DELAWARE
2435 Dry Brook Rd, Arkville, NY 12406

\$224,900

<https://gristmillrealestate.com>

Dry Brook Cabin lives in the heart of the Catskill Mountains, just 5 mins down a scenic winding road from the crush worthy town of Margaretville and it's smaller sister, Arkville (both home to excellent coffee, food, happenings and community). This little cabin will win your heart with the sound and view of the Dry Brook stream, flowing just behind the property and a stunning mountain view that paints the backdrop to your sanctuary. The cabin has many new updates (2022) that make a smaller footprint feel sufficiently expansive. Vaulted pine ceilings in most of the house add to the feeling of openness. The large living room hosts a pellet stove to fully complete the cabin vibes experience. The eat-in kitchen was finished with Birch cabinetry, stainless appliances and sliding glass doors to the back deck. Mixed wood flooring greet your feet throughout the home (oak, cherry, etc). The bathroom is surprisingly large, with a remodeled tile shower and could easily house the washer dryer as well to make room for an office area or small bedroom where the current mudroom/laundry room resides. Practical ideals include a metal roof, on demand hot water heater and DEP approved septic system. The manageable parcel has everything you need for a wonderful garden or mini farm. The greenhouse has an automated skylight that adjusts the temperature to keep your seedlings content. The raised garden beds have a water spigot at the ready. Various outbuildings all have electricity and are ready to become your workshop, chicken coop, or mini barn. An abundance of wonderful hikes and nature explorations are all around including Belleayre Mountain which is just 15 mins away for skiing or summer swims. This cabin is ready to be your country getaway or full time home. Short term rentals are currently allowed in the Town of Middletown in Delaware county, though we always advise buyers to confirm this if that is paramount). (note: a certificate of conformity exists for all renovations in 2022; the town hasn't updated the square footage yet). The bedroom might be small but with expansive wilderness just outside your door, who has time to sleep? Plus, did we mention the price? Yeah, you should probably hurry.

MLS ID: 20240793

Status Category: Active

Zone: Tbd

Year built: 1995

Bedrooms: One

Full Baths: One

Living Room Level: 1

Family Room Level: 1

Basement Level: B

Basement: Walk Out, Sump Pump, Unfinished

Other: C/c Available

Date added: Added 9 months ago

Listing Category: Residential

Area, sq ft: 702 sq ft

Acreage: 0.64

Age: 41-60

Bathrooms: 1

Half Baths: One

Kitchen Level: 1

Bedroom 1 Level: 1

SqFt 1st: 702

Other Rooms: Workshop

Total Rooms: 5

INTERIOR FEATURES

Appliances: Dryer, Microwave, Range, Refrigerator, Washer, Tankless Hot Water Heater

Fireplace Description: Other/see Remarks

Wood Stove: Pellet, Wood

Additional Interior Features: Insulated Doors, Insulated Windows, Dig.I Program Thermostat, Walk In Closets, 9 Ft. Ceilings, Sliding Glass Doors, Gas Stove Connection, Washer Connection, Water Filter

UTILITIES

Heat Source: Forced Air, Wood Assist, Stand By Generator, Dual Fuel System

Hot Water: On Demand, Propane

Electricity: 100 Amps, Stand By Generator

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Carport Detached

Driveway: Blacktop

Style: Cabin, Cottage, Ranch

Color: Brown

Porch: Deck, Greenhouse, Open, Patio

Other Buildings: Additional Garage, Barn, Shed, Workshop, Other/see Remarks

Views: Mountain, Valley, Water, River, Creek

Additional Exterior Features: Stand By Generator, Fenced Full, Gas/propane Grill

Lot: 19

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

Directions: From Rt 28 Turn On Dry Brook. Continue Until 2435 On Left

LISTED BY

Office Name: Keller Williams Upstate Ny Pro

Agent Last Name: Barr

Flooring: Hardwood, Mixed, Wood

Fireplace Location: Living Room, Other/see Remarks

Miscellaneous Features: Ceiling-beamed, Ceiling-vaulted

Heating Fuel: Coal, Propane, Wood Assist

Water: Drilled Well

Sewer: Septic-ingr.

Garage/Parking Extras: Barn, Driveway, 3-car, Carport

Style: Cabin

Construction: Frame/stick

Siding: Shakes, Wood

Roof: Metal

Lot Features: Level, Meadow, Private, Flood Zone

Water Features: River

Lot Dimensions: .64 Acre

School District: Margaretville

County: Delaware County

Agent First Name: Dara



Contact us

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