



**DELAWARE**  
191 Woodland Dr #325, Roxbury, NY 12474

<https://gristmillrealestate.com>

**\$399,000**

Ready to start enjoying the Catskills right now? This fabulous, recently renovated and fully furnished townhouse offers immediate access to all of the area's best amenities with the peace of mind that comes with minimal maintenance. Sweeping 180-degree views of the surrounding mountains greet you from every room, and a light, bright, and airy open floor plan offers a breath of fresh air from every angle. Enjoy swimming at the olympic-sized heated pool during the warmer months and playing tennis all season long with courts in your own backyard. Throughout the winter you can easily access skiing and snowboarding at two of the area's best mountains, Belleayre Ski Center and Plattekill Mountain, just minutes away. Afterwards, enjoy warming up in front of your floor to ceiling fireplace. Savor the incredible artisanal fare and local produce at the nearby historic Round Barn Pakatakan Farmers' Market or enjoy some of the region's best dining with chef driven restaurants in every direction. If your goal is to enjoy everything the region has on offer stress-free, then this Roxbury Run Village home is the perfect way to achieve your goals. Reach out to arrange a showing. I'm confident you'll be impressed with this Roxbury Run Village townhouse.

**MLS ID:** 20240799

**Status Category:** Active

**Zone:** R

**Year built:** 1972

**Bedrooms:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** 1

**Basement:** Crawl

**Amenities:** Club House, Common Pool, Pool-in Ground, Rec Room, Tennis Court

**Listing Category:** Residential

**Area, sq ft:** 1432 sq ft

**Acreage:** 0.04

**Age:** 41-60

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**SqFt 1st:** 888

**Other Rooms:** Utility Room

**Date added:** Added 6 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Microwave, Range-built In, Refrigerator, Washer, Energy Star Appliances

**Fireplace Description:** Stone, Wood

**Miscellaneous Features:** Ceiling-beamed, Ceiling-cathedral, Ceiling-vaulted

**Flooring:** Carpet, Ceramic

**Fireplace Location:** Living Room

**Additional Interior Features:** Insulated Doors, Insulated Windows, Low E Windows, Sliding Glass Doors

## UTILITIES

**Heat Source:** Radiant

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Municipal

**Heating Fuel:** Electric

**Water:** Municipal

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot-paved

**Style:** Contempo

**Construction:** Frame/stick

**Siding:** Wood

**Roof:** Asph Shingle

**Views:** Mountain, Panoramic

**Lot Dimensions:** Regular

**Driveway:** Blacktop

**Style:** Contempo

**Color:** Yellow

**Porch:** Deck

**Lot Features:** Adjacent To State Land, Landscaped

**Additional Exterior Features:** Tennis Court

**Lot:** 32-5

## LOCATION DETAILS

**Area/Town:** Delaware

**Lot/Site:** Rural

**Directions:** From Margaretville Follow Nys Route 30 North Past The Hamlet Of Halcottsville. Take A Right Onto Scudder Hill Road (cr-8). At The Top Of The Hill Turn Left Into Roxbury Run Village. Left At The Circle A Left On Woodland Drive. Follow To #191 Driveway.

**School District:** Roxbury Central Schools

**County:** Delaware County

## LISTED BY

**Office Name:** Fresh Air Realty

**Agent Last Name:** James

**Agent First Name:** Alexander



### Contact us

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