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# \$210,500

This 1916-built cottage style home SURROUNDED BY NEW YORK STATE LAND FOREVER WILD, is situated on a spacious 1-acre property, with wooded area behind the home offering plenty of room for outdoor activities and gardening. There are 2 porches in the front of the house on the first and second level. The 1440 square-foot home features a basement and attic, providing additional storage and potential living space. The detached garage and two sheds offer ample space for parking and storage needs. Although the home requires some work, it presents an opportunity for customization and personalization. The property is located in a quiet area, providing a peaceful and serene atmosphere, while still being conveniently located just a seven-minute walk to the quaint village of Margaretville offering shopping ad restaurants. This offers the perfect balance of privacy and accessibility to amenities. Overall, this home presents a charming opportunity for those looking to invest in a historic property with potential. It has great rental opportunity as well. Only 14 minutes to Belleayre Mountain Ski Center for both Winter Sking and Summer Concert Series

#### MLS ID: 20240803

Status Category: Active Zone: R5 Year built: 1910 Bedrooms: Three Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Basement: Full

#### **INTERIOR FEATURES**

Flooring: Vinyl, Wood

### UTILITIES

Heat Source: Hot Water, Radiators Sewer: Municipal Listing Category: Residential Area, sq ft: 1440 sq ft Acreage: 1 Age: 100-200 Full Baths: Two Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 2 SqFt 1st: 790 Date added: Added 1 year ago

Hot Water: Propane Utility Level: 1

## **EXTERIOR FEATURES**

Garage Type: Garage Detached Style: Cottage Lot Dimensions: 179' X 277'

## LOCATION DETAILS

Area/Town: Delaware County: Delaware County Style: Cottage Roof: Asph Shingle Lot: 2

School District: Margaretville Central Schools

**Directions:** From Timberland Properties Office On Bridge St, Turn Right On State Highway 28 N, Less Than 1/2 Mile To Make A Right Turn On Fair St, Then A Quick Left On To South Side Spur And House #82 On The Right.

## LISTED BY

Office Name: Coldwell Banker Timberland-mv Agent Last Name: Dillon Agent First Name: Robert



Contact us Phone:

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