



DELAWARE
801 Walker Rd, Margaretville, NY 12455

<https://gristmillrealestate.com>

\$550,000

OPEN HOUSE SATURDAY, 4/13 12PM - 2PM. MODERN MOUNTAIN CABIN ON 18+ ACRES. Start checking the boxes - this one has it all. Newly renovated and secluded cabin with floor to ceiling windows to take in the magnificent mountain views and relish the ample sunlight throughout the day. Large great room with stylish new wood-burning stove, vaulted ceilings, exposed beams, open-floor-plan, modern kitchen and bonus full basement should you wish to finish someday and enjoy even more living space. Room for everyone with 4 bedrooms (primary with en suite bath) and 2 full bathrooms. The large deck is perfect for taking in the panoramic views and al-fresco dining. And the land.... 18+ acres of bucolic private, flat and usable land with 360 views and a gentle stream. Perfect 'triple A' location close to the villages of Roxbury and Margaretville plus four ski centers, world-class golf, hiking, kayaking, Pakatakan Farm Market and lots of amazing local shops and restaurants. Property has a proven Airbnb track record. Reach out to schedule an appointment soon. YOUR CATSKILL DREAM AWAITS

Addendum: The current owners have an ag exemption for the neighbor to hay the fields. This is a 5 year agreement, but the new owners would have to reapply as it does not transfer with the property. It will, however, remain on for the remainder of the tax year. Successful Air BnB history: 2022: Gross \$35,657, net \$30,857 after cleaning expenses 2023: Gross: \$37,087, net \$31,387 after cleaning expenses They have also frequently used for themselves including some major holidays. Annual Utilities last year: Propane - \$612, Electric - approx \$1650/year Mowing: \$150 per mow Plowing/Shoveling: \$70

MLS ID: 20240811

Status Category: Active

Zone: R

Survey: Y

Age: 41-60

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: 1

SqFt 1st: 1392

Total Rooms: 8

Listing Category: Residential

Area, sq ft: 1392 sq ft

Acreage: 18.9

Year built: 1980

Bedrooms: Four

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Other 1 Level: 1

Basement: Full, Concrete Floor

Date added: Added 9 months ago

INTERIOR FEATURES

Kitchen Description: Island

Appliances: Dishwasher, Dryer, Exhaust Fan, Oven-built In, Range, Refrigerator, Washer

Flooring: Laminate
Fireplace Location: Living Room
Miscellaneous Features: Ceiling-vaulted

Fireplace Description: Wood
Wood Stove: Wood

UTILITIES

Heat Source: Baseboard
Hot Water: Gas
Electricity: 200 Amps

Heating Fuel: Electric
Water: Drilled Well

EXTERIOR FEATURES

Garage Type: Carport Attached
Driveway: Gravel
Style: Chalet
Siding: Wood
Roof: Asph Shingle
Views: Meadow, Mountain
Lot Dimensions: 18.9 Acres

Garage/Parking Extras: Driveway
Style: Chalet
Construction: Frame/mod
Porch: Deck
Lot Features: Level, Meadow, Secluded
Water Features: Stream
Lot: 5

LOCATION DETAILS

Area/Town: Delaware
County: Delaware County

School District: Roxbury Central Schools

Directions: From Margaretville Flashing Light, Take Rt 30 Towards Roxbury 3.7 Miles. Make A Right On Cty 36 Kelly Corners Continue For 2.2 Miles. Make A Left On Walker Road Continue .8 Mile Property Is On The Left

LISTED BY

Office Name: The Catskill Dream Team
Agent First Name: Katherine
Agent 2 First Name: Margaret

Office 2 Name: The Catskill Dream Team
Agent Last Name: Keys
Agent 2 Last Name: Bellar



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