



**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 1 year 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



### Contact us

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