



**OTHER**  
207 Walnut St, Margaretville, NY 12455

<https://gristmillrealestate.com>

**\$119,000**

Give an old girl a new start! She is just waiting for you to help her shine again. A sweet home with great bones and a dry basement, and most of the demo is already done! She's all yours to envision however you'd like. 4 bedrooms, a generous kitchen, and two all-purpose rooms, one on either side of the house; maybe one for entertaining, and the other for working. All windows have been replaced, and a new roof was installed in 2023, so that's done! Laundry area on the first floor. A shed for your tools, plus two decks and a covered porch to sit on and watch the world go by. Great location in the village of Margaretville, so you can walk to everything! Priced to sell - don't let her get away!

**MLS ID:** 20240827

**Status Category:** Active

**Zone:** Residential

**Year built:** 1839

**Bedrooms:** Four

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**SqFt 2nd:** 408

**Attic:** Scuttle

**Listing Category:** Residential

**Area, sq ft:** 1320 sq ft

**Acreage:** 0.42

**Age:** 100-200

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 1st:** 912

**Basement:** Crawl, Partial

**Date added:** Added 9 months ago

## INTERIOR FEATURES

**Flooring:** Wood

**Additional Interior Features:** Insulated Windows, French Doors, Washer Connection

## UTILITIES

**Heat Source:** Hot Water

**Hot Water:** Oil

**Sewer:** Municipal

**Heating Fuel:** Oil

**Water:** Municipal

**Utility Level:** 1

## EXTERIOR FEATURES

**Style:** Cape

**Construction:** Frame/stick

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Slope-gently

**Lot:** 2003000

**Style:** Cape

**Color:** Grey

**Porch:** Deck, Open

**Other Buildings:** Shed

**Lot Dimensions:** .42 Acres

## LOCATION DETAILS

**School District:** Margaretville

**County:** Delaware County

**Lot/Site:** Hamlet/village

**Directions:** Head West On Rt 28. Turn Right At The Blinking Light On 28 At Margaretville, Then Turn Left Onto Main St. Make 1st Right Onto Walnut And Go Almost To The End. House Is On The Left With A Sign. If You Go Up The Hill, You've Passed It!

## LISTED BY

**Office Name:** The Catskill Dream Team

**Agent Last Name:** Whitehouse Frome

**Agent First Name:** Phyllis



### Contact us

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