



**COLUMBIA**  
27 Co Rte 19, Hudson, NY 12534

**\$650,000**

<https://gristmillrealestate.com>

Welcome to this charming 1780's Farmhouse, offering a unique blend of country living and modern comforts. Enjoy breathtaking panoramic views of the Catskill Mountains and stunning sunsets from this meticulously updated property, which also provides income earning potential. Featuring 3 bedrooms and 3 full bathrooms, this farmhouse boasts multiple living rooms, with one potential room convertible into a 3rd bedroom. Step outside to discover three distinct outdoor spaces, including a balcony off the primary ensuite bedroom, a patio with a fireplace, and a full front porch. The spacious eat-in kitchen is a chef's dream, with ample counter space and cabinets for all your culinary needs. A separate laundry room with storage adds convenience to daily life. Cozy up by the fireplace or fire stove for added warmth and comfort. Capital improvements abound, including a new propane boiler and on-demand hot water heater, state-of-the-art water treatment system, structural reinforcement, and upgraded septic system. With these upgrades completed, all that's left is for you to choose your paint colors and move in. The one-bedroom apartment adjacent to the detached garage offers additional living space and income potential. Recently upgraded with luxury vinyl plank floors, new appliances, heating system, kitchen, and bathroom cabinetry, it provides modern comfort for tenants. Additional features include off-street parking, a work/tool shed, a 32' x 20' barn with workshop potential, and a bunkhouse awaiting your creative touch. Whether you're seeking a workshop, art studio, or hobby farm storage, the possibilities are endless. If you're in search of a charming farmhouse with modern amenities and ample outdoor space, look no further. Schedule a showing today and envision the possibilities of life in this picturesque setting.

**Addendum:** From NYC: Taconic State Parkway to NY-82 N in Taghkanic. Take exit 80 from Taconic State Parkway, Take exit 80 for NY-82 toward Hudson/Ancram 0.2 mi Keep right at the fork and merge onto NY-82 N 312 ft Take Livingston Rd and Church Rd to Old Post Rd in Livingston

**MLS ID:** 20240838

**Status Category:** Active

**Acreage:** 1.5

**Year built:** 1780

**Basement:** Partial

**Number of Units:** 2

**Date added:** Added 9 months ago

**Listing Category:** Multi-family

**Zone:** 07

**Survey:** Y

**Age:** 200+

**Amenities:** Other/see Remarks

**Virtual Tour:** <https://youtu.be/72t072GAJPg>

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Other/see Remarks

**Fireplace Description:** Wood

**Flooring:** Hardwood

**Fireplace Location:** Family Room

**Wood Stove:** Freestanding

**Miscellaneous Features:** Other/see Remarks

## UTILITIES

**Heat Source:** Baseboard

**Water:** N, Drilled Well

**Heating Fuel:** Propane

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Garage/Parking Extras:** Driveway, Off Street

**Construction:** Post And Beam

**Other Buildings:** Barn, Studio, Workshop, Other/see Remarks

**Views:** Mountain

**Lot:** 34

**Garage Capacity:** One

**Style:** Farm House

**Porch:** Deck, Patio

**Lot Features:** Other/see Remarks, View

**Lot Dimensions:** 1.50

## LOCATION DETAILS

**Area/Town:** Columbia

**Directions:** Use Gps

**School District:** Hudson

## LISTED BY

**Office Name:** Exp Realty

**Agent Last Name:** Carr

**Agent First Name:** Michael



### Contact us

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