

# COUNTRY HOUSE

REALTY



## 235 Church Road PINE BUSH, NY 12566

Ulster, Shawangunk  
SBL: 98.2-2-22

### PROPERTY FEATURES

3 BEDROOMS  
2 FULL BATHROOMS  
SUNLIT FRONT PORCH  
SPACIOUS BACKYARD

### PROPERTY DETAILS

- Square feet: 1,748
- Acres: 1.1
- Built: 1860

### LISTING PRICE

\$455,000

For access, please  
reference Showing Time  
or instructions from the  
office.



## SYSTEMS AGES, DETAILS & UPGRADES

- Roof replaced in 2023, asphalt shingles
- Septic system replaced in 2023, concrete tank, located to the right of the driveway
- Drilled well is close to the house to the left of the side door at the end of the driveway
- Exterior was painted in 2022
- Water filtration system updated in 2021
- Added a mini split unit for heating/cooling in dining room in 2021
- Recently replaced range/stove and dishwasher

## UTILITIES

- Heat: Radiators/Mini-split
- AC: Mini-split in dining room, window unit in primary bedroom
- Fuel: Oil/Electric
- Water heater: Electric standalone
- Internet/TV: Spectrum high speed
- Septic: Concrete tank
- Water: Drilled well
- Cell service: Fair

---

## ATTIC + BASEMENT

- Attic: Access is above the stairs on second floor
- Basement: Access is through door in the dining room







#### ADDITIONAL INFO

- Sellers currently offer the home as a short term rental
- Note that the backyard is in need of being leveled and reseeded with grass after a small pond was backfilled and garage is in need of some TLC. Sellers have dropped price to account for these two items which they are offering As Is.

#### FINANCIALS

**Taxes:**

Town/Co: \$2,241

School: \$5,622

**Operating Costs:**

Electric: \$1,955

Fuel: \$3,392

Internet/cable: \$970

