

# COUNTRY HOUSE

REALTY



## 5777 State Route 52 Kenoza Lake, NY 12750

Sullivan Co., Town of Delaware  
SBL: 28.-1-24.2

### PROPERTY FEATURES

2 BEDROOMS  
1 FULL BATHROOMS

### PROPERTY DETAILS

- Square feet: 644
- Acres: 2.2
- Built: 1930

### LISTING PRICE

\$349,000

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



## SYSTEMS AGES, DETAILS & UPGRADES

- House was fully renovated by previous owner prior to current owner's purchase in 2020. There are no open building permits, all have been closed out.
- House has been used as a year-round residence.
- Driveway has been widened and refreshed with new gravel prior to sale.
- Roof estimated to be 4 years old
- No deeded lake rights, Kenoza Lake is owned and operated by the Kenoza Lake Estates HOA. This property is not part of Kenoza Lake Estates.

## FINANCIALS

### Taxes:

Town/Co.: \$2,445

School: \$2,100

### Operating Costs:

Electric: \$2,500

Mowing/Plowing: \$1,000

## UTILITIES

- Heat: Split units, electric baseboard
- Fuel: Electric
- Water heater: Electric
- Internet/TV: Spectrum high-speed
- Sewer: Septic
- Water: Drilled well
- Cell service: Good

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## ATTIC + CRAWL SPACES

- No attic
- Unfinished basement

