

COUNTRY HOUSE

REALTY



540 STATE ROUTE 55A NAPANOCH NY 12458

Ulster County, Town of Wawarsing
SBL: 66.1-1-7.100

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 1,513
- Acres: 7.1
- Built: 1972

LISTING PRICE

\$525,000

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



FOR AGENTS

- Access is via the keypad on the red door, code supplied through ShowingTime
 - Check out the stream by finding the woodland path off the left side of the front deck (when facing the house)
-

SYSTEMS AGES, DETAILS & UPGRADES

- Propane tanks: Located behind house
- Boiler: New in 2015
- Roof: New in 2011
- Septic: New in 2018, tank located to the right of deck, leach field located below parking area when looking at the house
- Well: Located to the left of the house below the rock structure (when looking at the house)
- Swimming pond, about 1/3 acre, and 17 ft at its deepest
- New wood floors in 2019
- Downstairs bathroom fully renovated in 2019
- 2021: Upstairs gut renovated. Added insulation and new windows throughout entire house

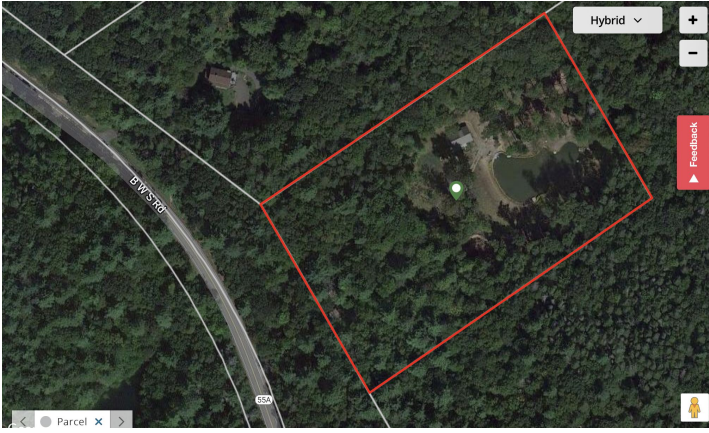
UTILITIES

- Heat: Electric baseboard throughout except living room; hot water radiant heat on lower level, split unit downstairs and in upstairs suite
 - Fuel: Propane (radiant), electric (split units, baseboard)
 - Air conditioning: Split units
 - Water heater: Electric (general house) + propane (radiant)
 - Internet/TV: Spectrum hi speed
 - Sewer: Septic
 - Water: Well
 - Cell service: Good to spotty depending on carrier, great with wifi calling
-

ATTIC + CRAWL SPACES

- Attic: 2 Knee walls upstairs on each side of the house
- Crawl space: Outside crawl space accessed under the deck





HISTORY

Owners purchased the home in 2013 and undertook renovations in 2019 including creating the pond.

MISCELLANEA

The sellers would consider selling the property fully furnished, with the contents a separate transaction.

FINANCIALS

Taxes:

Town/Co.: \$1,517
School: \$2,860

Operating Costs: May-December 2022

Electric: \$1,153
Fuel: \$1,118
Mowing/Plowing: \$1,504

Rental Details

May-December 2022 (gross): \$25,589
Management fee: \$6,397 (includes cleaning)

