

COUNTRY HOUSE

REALTY



89 Henderson Road Hankins, NY 12741

Sullivan, Fremont
SBL: 32.-1-19.4

PROPERTY FEATURES

4 BEDROOMS
(Including bunk room)
3 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 3,300
- Acres: 12
- Built: 2023

LISTING PRICE

\$875,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Built in late 2023, all systems are new
- Fireplace: Wood burning fireplace insert, with stone surround harvested from property
- Primary suite with walk-in shower
- Mud room
- Patio with fire pit
- Built-in window seats
- LP Smart Siding: Engineered wood
- All building permits have been closed out
- Foam insulation in the walls, R-49 batt insulation in ceiling

APPLIANCES + FIXTURES

- Frigidaire range
- Frigidaire refrigerator
- Dishwasher
- GE washer + dryer
- Central vacuum
- Kohler and Delta fixtures

FURNITURE

- All indoor furniture is available for separate purchase

UTILITIES

- Heat: Forced air
- A/C: Central
- Fuel: Propane. Property-owned tank. Buried to the south of the house between the driveway and the tree
- Water heater: On-demand
- Internet/TV: Starlink
- Septic: Tank is located behind the house and to the north about 50 ft. the field runs parallel to the rear of the house located about 40 ft behind the house
- Water: Drilled well, located in the circle of the driveway
- Cell service: AT&T excellent

ATTIC + CRAWL SPACES

- Pull down stairs in the upstairs hallway

FINANCIALS

Taxes*:

Town/Co.: \$906

School: \$1,017

*Reflects land, pre-build. Property has not been reassessed.

Operating Costs:

Electric: \$60 - \$150 a month



