

\$313,300 - 157 Howard Hall Road, Athens

MLS® #147327

\$313,300

2 Bedroom, 2.00 Bathroom, 1,730 sqft
Residential on 1 Acres

N/A, Athens, NY

Welcome home to 157 Howard Hall Road in Lovely Athens NY. A cozy ranch, this home has lots of character and unique spaces. This home has 2 bedrooms with the primary bedroom having its own three- quarter bathroom for privacy. The Main bathroom is also home to the laundry service tucked away nicely in a secondary closet while the bathroom still offers a traditional linen closet. The kitchen has a coffered ceiling trimmed out with real tin, a quartz countertop which extends into the dining room for a breakfast bar space, and an undermount sink which all satisfy the nice selection of cabinetry and appliances for the total package. Off the Living room is great room to gather for parties, game night, poker tournaments, knitting clubs or whatever you're into. This space also has an additional entrance to the house which is perfect for your side hustle when you're working from home to meet clients. Just when you think that all there is a gracious covered deck space off the great room, 3 heated garages under the house in the basement area, and an additional barn space in the rear of the house. There is a separate driveway for simple access to the garage spaces for the avid car enthusiast. A whole house generator, new on demand heating system, and central air round out the mechanical highlights and the only thing missing here with this ranch is you because we also have the views. Selective tree trimming on the property can unveil more of the much sought after Catskill Mountain



View. 15 minutes from any of the three boat launches in Coxsackie, Catskill, Athens. Short drive to hot Coxsackie downtown happenings, minutes to Seconds restaurant in the Village of Athens for a great Mediterranean cuisine experience. Eat, Drink, Visit."

Built in 1950

Essential Information

MLS® #	147327
Price	\$313,300
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,730
Acres	1.17
Year Built	1950
Type	Residential
Sub-Type	Residential
Style	Ranch
Status	Sold
MLS	cgndmls_sold

Community Information

Address	157 Howard Hall Road
Area	Athens
Subdivision	N/A
City	Athens
County	Greene
State	NY
Zip Code	12015

Amenities

# of Garages	3
Garages	Attached
View	Country, Mountain

Interior

Appliances	Dishwasher, Generator, Refrigerator, Stove
Heating	Base Board, Hot Water
Cooling	Central Air
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

Exterior

Exterior	Vinyl
Windows	Casement, Other
Roof	Asphalt
Construction	Frame
Foundation	Block, Poured Concrete

School Information

District	Catskill
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Additional Information

Date Listed	July 25th, 2023
Days on Market	4
Zoning	RES 1