

# \$695,000 - 26 Fox Run Rd 308, Athens

MLS® #151800

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## \$695,000

6 Bedroom, 3.00 Bathroom, 3,000 sqft  
Residential on 1 Acres

N/A, Athens, NY

Nestled on a serene 1.3-acre lot amidst a neighborhood of newer residences, this meticulously crafted home presents an intimate connection with nature, boasting nearly 100 feet of waterfront. The expansive 60-foot deck, which surveys the level grounds leading to the water's edge peerless space for entertaining. The residence unfolds with an inviting open floor plan, highlighted by a spacious kitchen equipped with double ovens, a gas cooktop, premium stainless appliances, and a generous island. Quartz countertops and a custom hood complete this culinary haven. Warm and welcoming, the home features three fireplaces, including two gas and one electric, ensuring comfort and ambiance through the winter months. This house features a thoughtfully designed split-bedroom floor plan, ideal for those seeking a balance of privacy and comfort. The primary suite is a secluded retreat positioned on one side of the ranch, offering a tranquil, private space away from the hustle and bustle of the home's main living areas. It includes a large en-suite bathroom, complete with double sinks, rainfall shower head, and walk-in closet. On the opposite side of the ranch, two additional bedrooms that provide substantial room, suitable for family stays, guest accommodation, or a dual-purpose home office complete with a convenient Murphy bed. Complementing this space is a full bathroom equipped with a soaker tub, inviting relaxation and retreat. Descend to the spacious walkout



basement, fully finished and offering three additional bedrooms, each with lake-facing windows for tranquil views. Accompanied by another full bathroom, a large family room, and a kitchenette, this space is ideally suited for a mother-daughter suite. For automotive and craft enthusiasts, the oversized garage provides ample space for two vehicles and a workshop. This property is not just a house; it's a home sculpted with love, offering a personal oasis on the waterfront, perfect for creating lasting memories with family and friends.

Built in 2019

### Essential Information

MLS® #	151800
Price	\$695,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Square Footage	3,000
Acres	1.31
Year Built	2019
Type	Residential
Sub-Type	Residential
Style	Ranch
Status	Sold
MLS	cgndmls_sold

### Community Information

Address	26 Fox Run Rd 308
Area	Athens
Subdivision	N/A
City	Athens
County	Greene
State	NY
Zip Code	12015

### Amenities

# of Garages	2
Garages	Attached
View	Lake, Neighborhood, Parklike
Is Waterfront	Yes
Has Pool	Yes

### **Interior**

Appliances	Clothes Dryer, Clothes Washer, Counter Top Range, Dishwasher, Microwave, Refrigerator
Heating	Base Board, Forced, Hot Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walkout
Fireplaces	Basement, Living Room, Other

### **Exterior**

Exterior	Vinyl
Windows	Double Hung
Roof	Asphalt, Shingle
Construction	Modular
Foundation	Poured Concrete

### **School Information**

District	Coxsackie-Athens
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### **Additional Information**

Date Listed	March 9th, 2024
Days on Market	4
Zoning	Single family residence