

# \$500,000 - 280 Howard Hall Road, Athens

MLS® #150136

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## \$500,000

4 Bedroom, 2.00 Bathroom, 1,722 sqft  
Residential on 7 Acres

N/A, Athens, NY

Welcome to your dream retreat in the charming town of Athens, just 2.5 hours away from NYC. Nestled on a sprawling 7.10-acre property, this contemporary A-frame offers the perfect balance of privacy and convenience, with easy access to the bustling nearby villages of Athens, Catskill, Coxsackie, and just a short 15-minute drive to Hudson. Step inside this cozy A-frame style home and be greeted by its inviting ambiance. As you enter, you'll find a fully furnished interior that's ready to welcome you and your loved ones. The open-concept design seamlessly integrates the living room, kitchen, and dining area, creating a spacious and inclusive atmosphere. The kitchen boasts elegant granite countertops, and stainless steel appliances, and offers a delightful culinary experience for both residents and guests. The living room includes a gas fireplace and French doors to the spacious newly refreshed wrap-around deck perfect for evenings under the stars. You'll also appreciate the convenience of a one-car attached garage and a full basement with a separate workshop area, providing ample storage and workspace for your projects. Outside, you'll discover park-like grounds that offer a serene setting to unwind and connect with nature. The wrap-around deck beckons you to sit back, relax, and take in the tranquil surroundings. One of the bedrooms even features a charming terrace, allowing you to savor the fresh air and scenic views from the comfort of your own room.



Don't miss out on this remarkable opportunity to own a contemporary A-frame retreat in Athens, where privacy, convenience, and the beauty of nature converge. Contact us today to schedule a viewing and turn your dream of owning a vacation home into a reality.

Built in 1988

### **Essential Information**

MLS® #	150136
Price	\$500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,722
Acres	7.10
Year Built	1988
Type	Residential
Sub-Type	Residential
Style	A Frame
Status	Sold
MLS	cgndmls_sold

### **Community Information**

Address	280 Howard Hall Road
Area	Athens
Subdivision	N/A
City	Athens
County	Greene
State	NY
Zip Code	12015

### **Amenities**

# of Garages	1
Garages	Attached, Under
View	Country, Parklike, Wooded

### **Interior**

Appliances	Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Refrigerator, Stove, Water Treatment
Heating	Base Board
Has Basement	Yes
Basement	Full, Unfinished
Fireplaces	Living Room

### **Exterior**

Exterior	Vinyl, Wood
Windows	Double Hung
Roof	Asphalt
Construction	Frame
Foundation	Poured Concrete

### **School Information**

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

Date Listed	September 28th, 2023
Days on Market	21
Zoning	02 - Ru / 210 - 1 Family Res