

# \$205,000 - 3288 State Route 28, Shokan

MLS® #20232522

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## \$205,000

2 Bedroom, 1.00 Bathroom, 970 sqft  
Residential on 1 Acres

N/A, Shokan, NY

Reduced by \$20,000!! Cute as a button!! Yesteryear enthusiasts and history buffs...This is it! Step back to simpler times, with this 1953 seasonal cottage, hand built by the seller's grandfather, who pieced it together using a mail order "Sears-like" kit. Hanging on the wall in the older part of the cabin, see the black and white framed photos taken of his grandfather building it! Without using nails, the original tongue and groove siding was locked in place when sliding the boards into the frame. Original exterior siding can appreciated inside the addition where it connects to the old kitchen. Marvel at the many cool handmade features, especially in the original kitchen. This cabin has been enjoyed as a getaway all these years, and its being offered to the public for the very first time. Lovingly kept in pristine condition, with many whimsical working original details remaining. Even the original outhouse has remained on the side of the property, now used for storage, and seller recalls as a youngster, it was still in use before the indoor bathroom was built. The original part of the cabin is on extremely solid piers. An insulated addition was built later by a contractor with a slab/crawl foundation. This newer space is quite large, and could be configured how you wish. One can continue to enjoy the cottage as a seasonal getaway, OR completely reinvent this property to your vision. This property would qualify for either cash or a reno loan only as it is currently considered a seasonal



property. Sold Fully Furnished and "AS IS"  
For those with families...two blocks away is the entrance road leading to the YMCA Camp Seewackamano, a 9am-4pm day camp, where many a kid has enjoyed a true Catskill summer experience. Perhaps this is the perfect way to spend your summer and the kids will make memories and friends for life! The cottage location is also near the reservoir, trails, Phoenicia, Olive, Woodstock and Kingston. There is so much history and beauty in this area, as well as plenty of great eats!

Built in 1953

### Essential Information

MLS® #	20232522
Price	\$205,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	970
Acres	1.40
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin, Cottage, Other
Status	Closed
MLS	ucbr_sold

### Community Information

Address	3288 State Route 28
Area	Olive
Subdivision	N/A
City	Shokan
County	Ulster
State	NY
Zip Code	12481

### Amenities

Parking Driveway

### **Interior**

Appliances Water Heater, Washer, Refrigerator, Microwave, Electric Water Heater, Dryer

Heating Space Heater, None

Has Basement Yes

Basement Other

### **Exterior**

Exterior Wood Siding, Other, See Remarks

Construction Wood Siding, Other, See Remarks

Foundation Pillar/Post/Pier, Slab

### **School Information**

District Onteora Central

### **Additional Information**

Date Listed August 31st, 2023

Days on Market 309