

# \$379,000 - 342 Mossy Brook, High Falls

MLS® #20231775

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## \$379,000

2 Bedroom, 1.50 Bathroom, 1,588 sqft  
Residential on 6 Acres

N/A, High Falls, NY

This attractive cottage, in move-in condition, sits on a beautiful country setting of 5 1/2 private acres, yet only 2 miles from the center of High Falls. The stunning wide-board floors in the living room and kitchen cabinets are from the red barn on the property. Spacious eat-in kitchen, full bath and guest bedroom complete the main floor. The second level includes a large office space with closet, so could be 3rd BR. Walk through to the large 22 X 13 1/2 sq. ft. master bedroom with vaulted ceiling, 1/2 bath and small deck. Off the kitchen is a comfortable deck where you can sit, relax in nature and look out over the meadow to the small stream. Heat is electric with wood stove assist and every room is zoned with its own thermostat. Partial basement provides storage. Pipes have never frozen, but in case of a prolonged deep freeze there's a kerosene heater provided in basement area. Roof is about 10 yrs. old.



Built in 1840

## Essential Information

MLS® #	20231775
Price	\$379,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,588

Acres	5.60
Year Built	1840
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
MLS	ucbr_sold

### **Community Information**

Address	342 Mossy Brook
Area	Marbletown
Subdivision	N/A
City	High Falls
County	Ulster
State	NY
Zip Code	12440

### **Amenities**

View	Creek/Stream, Meadow
Is Waterfront	Yes
Waterfront	Creek

### **Interior**

Interior Features	Eat-in Kitchen, High Speed Internet
Appliances	Other, Water Heater, Washer, Refrigerator, Range, Microwave, Dryer, Dishwasher
Heating	Baseboard, Electric, Wood, Zoned
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Partial

### **Exterior**

Exterior	Frame, Wood Siding
Lot Description	Meadow, Private, Rock Outcropping, Sloped, Wooded
Roof	Asphalt, Shingle
Construction	Frame, Wood Siding

### **School Information**

District	Rondout Valley Schools
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## **Additional Information**

Date Listed          June 22nd, 2023

Days on Market      390