

\$295,000 - 41 Route 39, Round Top

MLS® #20223010

\$295,000

0 Bedroom, 0.00 Bathroom, 8,900 sqft
Residential on 2 Acres

N/A, Round Top, NY

Unique business opportunity as a ABB, Bed and Breakfast or Lodge. Formally know as the Woodlands Lodge operating successfully by family. This house has multiple levels of bedrooms and baths. It is now being subdivided and will be 2.4 acres and includes cottage behind the lodge which is rental. The driveway is shared with the cottage and barn in rear. The area is a great vacation destination with proximity to ski slopes, golf courses, hiking and swimming. Short distance from I87 from NYC. Would also make a great wedding venue The first floor consists of large prep kitchen with pantry/office space. Bar room, double parlor with pocket doors, original woodwork, large entry way with staircase. There is a back stair case at rear of home and a separate entrance to access some bedrooms/baths in home. There are 5 bedrooms and 6 baths on second floor and 7 bedrooms with sinks and 2 full baths on 3rd floor. There are 4 additional bedrooms with baths in rear home addition. Large sunny dining room and a room which was converted from porch space to an additional sitting room. There is a washroom and worker bedroom off the kitchen. Copper dishwasher not included. This property is being sold "as is" and cash buyer preferred because of low asking price. It needs renovating to bring it into an active business again. The back cottage is rented and is approximately 1200 square feet. The well is shared and is near barn entrance. It has its own septic system. Taxes are based on



original property size and will be lower once process completed. New subdivision map is available. Items inside for lodge included with the exception of a few personal possessions.

Built in 1890

Essential Information

MLS® #	20223010
Price	\$295,000
Bathrooms	0.00
Square Footage	8,900
Acres	2.40
Year Built	1890
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Closed
MLS	ucbr_sold

Community Information

Address	41 Route 39
Area	Greene
Subdivision	N/A
City	Round Top
County	Greene
State	NY
Zip Code	12473

Amenities

Parking	Common, Driveway, Other, See Remarks
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Interior

Interior Features	Cathedral Ceiling(s), Dry Bar, High Ceilings, Pantry
Appliances	Other, Water Heater, Refrigerator, Range, Electric Water Heater
Heating	Oil, Radiant
Has Basement	Yes
Basement	Partial, Sump Pump

Exterior

Exterior	Frame, Wood Siding
Lot Description	Level
Roof	Asphalt, Rolled/Hot Mop, Shingle
Construction	Frame, Wood Siding

School Information

District	Cairo-Durham
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Additional Information

Date Listed	September 22nd, 2022
Days on Market	659
Zoning	01