

\$320,000 - 4431 Route 28a, West Shokan

MLS® #20231620

\$320,000

3 Bedroom, 1.00 Bathroom, 1,220 sqft
Residential on 2 Acres

N/A, West Shokan, NY

If you value location and a beautiful setting, this is the place to check out. Rarely does a property like this one come on the market. Set back from the road over 250 feet with a comfortable distance from neighbors creating ambiance, peace and privacy. This special setting is contiguous on the right to thousands of acres of NYS DEC owned forest and across the road from the picturesque and protected Ashokan Reservoir property. The property contains a mixture of open lawn areas enhanced with large old growth trees including white birch, maple and pine. There's a beautiful flowering crab apple tree in the front and two fruit bearing pear trees in the back. The backyard contains an old flower garden that is filled with lovely perennials including Hydrangea bushes, Lilly of the Valley, a Flowering Almond bush, Spirea, Rose of Sharon, Day Lillies, Azalea and Rhododendron and could be stunning once again with just a little bit of your time! If that is not incredible enough, just a mile down the road is the Boiceville Trailhead of the gorgeous Ashokan Rail Trail where you can walk or bicycle alongside the Esopus Creek as it feeds into and merges with the spectacular Ashokan Reservoir. The trail takes you past the rushing creek, ponds, beautiful White Birch and Sycamore trees and then opens to the vast reservoir with beautiful mountain views as a backdrop, always an amazing, restful walk no matter what the season! I would argue there is not a more lovely walk in the county!



This is an Estate Sale and the family loved this home and property for over 50 years, but it does need some updates and repairs, so being sold "as is" and price reflects the need for some renovations. A house of great potential, as two of the three bedrooms are quite large and the side glass enclosed sunroom is lovely with all the many charming windows wrapping around three sides overlooking the country setting. The 260 Sq. Ft side porch will be a favorite spot to relax and drink your morning coffee or enjoy game nights with your friends or the kiddos on summer evenings while you listen to the crickets chirp. The house contains hardwood floors in all the bedrooms and under the carpet in the living room as well. Living room also features a wood burning fireplace and large picture window. Kitchen contains the original custom knotty pine cabinetry, which could use some work but are still as charming as ever. Bathroom has a ceramic tiled shower/tub enclosure as well as beautiful tiled flooring and countertops. The windows across the front of the house have been replaced with quality custom order Pella Low E windows and the garage doors are also replacements. The attached 2 story garage contains a "Lift" which has long been out of use and the compressor is no longer there, but the I-Beams, lines, etc. still remain. The Lift Garage is in need of repair to the cement and concrete blocks which is one of the reasons for selling "as is". There is also a small unheated "Garden Room" in the rear of the house, perfect for your pots and garden tools! floor is a little bouncy in there so only one person inside at a time please. This is an opportunity to purchase a great location and beautiful 1.5 acre setting! investing in a renovation will give you that opportunity to build equity and make the home your own!

Built in 1956

Essential Information

MLS® #	20231620
Price	\$320,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,220
Acres	1.50
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Ranch
Status	Closed
MLS	ucbr_sold

Community Information

Address	4431 Route 28a
Area	Olive
Subdivision	N/A
City	West Shokan
County	Ulster
State	NY
Zip Code	12494

Amenities

Parking	Driveway
# of Garages	2
View	Other

Interior

Interior Features	3 Seasons Room, Eat-in Kitchen, High Speed Internet
Appliances	Water Heater, Washer, Refrigerator, Range Hood, Electric Water Heater, Dryer
Heating	Baseboard, Central, Hot Water, Oil
Has Basement	Yes
Basement	Concrete, Full, Unfinished, Walk-Out Access
Fireplace	Yes
Fireplaces	Living Room, Stone

Exterior

Exterior	Frame, Wood Siding
Lot Description	Garden, Gentle Sloping, Landscaped, Private
Roof	Asphalt, Shingle
Construction	Frame, Wood Siding

School Information

District	Onteora Central
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Additional Information

Date Listed	June 9th, 2023
Days on Market	409
Zoning	RE1