

# \$1,100,000 - 45 Prospect Ave, Catskill

MLS® #152122

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## \$1,100,000

3 Bedroom, 5.00 Bathroom, 3,320 sqft  
Residential on 0 Acres

N/A, Catskill, NY

Welcome to 45 Prospect Avenue, one of the Village of Catskill's premier residences. The transformation of the home into a luxurious residence is truly remarkable. The attention to detail in the renovation is evident in every aspect of the property. From the original woodwork to the elegant staircase, each feature adds to the character and charm of the home. The spacious rooms, tall windows, and abundance of natural light create an inviting atmosphere throughout. The living room fireplace adds warmth and coziness, perfect for chilly evenings. The layout of the first floor, with its large foyer, expansive living room, dining room, and spacious eat-in kitchen, provides ample space for both entertaining and everyday living. The connection to the rear open deck and patio garden further enhances the indoor-outdoor flow, perfect for enjoying the beautiful surroundings. Upstairs, the three bedrooms (primary ensuite) and three baths offer comfortable accommodations for family and guests alike. The inclusion of a loft space with bath, adds versatility to the home, providing additional living or workspace options. With its one-bay garage and shared driveway, parking is convenient for residents and guests alike. And the prime location in Catskill's East Side Historic District ensures easy access to all the amenities the area has to offer, including the nearby Beattie-Powers Place with its stunning views of Olana and the Hudson River. Overall, 45 Prospect Avenue is a truly exceptional residence that offers both



luxury and convenience in a beautiful setting.

Built in 1890

### Essential Information

MLS® #	152122
Price	\$1,100,000
Bedrooms	3
Bathrooms	5.00
Full Baths	2
Half Baths	1
Square Footage	3,320
Acres	0.13
Year Built	1890
Type	Residential
Sub-Type	Residential
Style	Center Hall
Status	Sold
MLS	cgndmls_sold

### Community Information

Address	45 Prospect Ave
Area	Catskill
Subdivision	N/A
City	Catskill
County	Greene
State	NY
Zip Code	12414-1513

### Amenities

# of Garages	1
Garages	Detached
View	Neighborhood

### Interior

Appliances	Counter Top Range, Disposal, Clothes Dryer, Dishwasher, Refrigerator, Microwave, Other, Wall Oven, Clothes Washer, Water Treatment
Heating	Forced, Radiant
Cooling	Central Air

Has Basement	Yes
Basement	Full, Unfinished, Walkout
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

### **Exterior**

Exterior	Cedar
Windows	Casement, Double Hung
Roof	Asphalt
Construction	Frame
Foundation	Brick/Mortar, Poured Concrete, Stone

### **School Information**

District	Catskill
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### **Additional Information**

Date Listed	April 17th, 2024
Days on Market	69
Zoning	07