

\$815,000 - 48 Hamilton Ln, Old Chatham

MLS® #150218

\$815,000

5 Bedroom, 3.00 Bathroom, 2,444 sqft
Multi Family on 10 Acres

N/A, Old Chatham, NY

The Hamilton Lane Cottages In a rapidly changing environment the Hamilton Lane Cottages are equipped to protect and provide comforting security. Set on 10 beautiful acres, with fields and woods the cottages sit pleasantly apart. Both cottages have their own whole house generators with automatic transfer switches powered by propane. Both cottages have their own well and septic. The two bedroom, one bath cottage has a screened in porch and a storm/bomb shelter in the basement. The cottage is light filled, simple and lovely with a front porch facing a beautiful field. The main cottage, built in the 18th century, has 3 bedrooms and two baths, a screened porch and geo-thermal heating and cooling. The cottage kitchen opens to a warm and inviting graveled patio set beside a rambling stone wall and wild flower filled field. Inside the cottage are handsome wide board floors, a wood insert stove with fan and thermostat, two inviting parlors and a spacious ground floor bedroom suite. Outside offers more special amenities. Sitting at the edge of the lower field is a writer's cabin with water, electric, heat, drainage and is fully insulated. Behind the main cottage is an area designed for a pool and greenhouse. There are geo-thermal lines and an electric sub panel as well as a 300' deep well, specifically for the garden and pool and if that is enough there is a 60' deep well with a hand pump. Private and peaceful, truly a refuge in the storm.



Built in 1780

Essential Information

MLS® #	150218
Price	\$815,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,444
Acres	10.01
Year Built	1780
Type	Multi Family
Sub-Type	Multi Family
Status	Sold
MLS	cgndmls_sold

Community Information

Address	48 Hamilton Ln
Area	Old Chatham
Subdivision	N/A
City	Old Chatham
County	Columbia
State	NY
Zip Code	12136

Interior

Heating	Electric, Geothermal
Has Basement	Yes
Basement	Dry, Finished

Exterior

Exterior	Clapboard, Vinyl
Windows	Double Hung
Roof	Shingle
Construction	Frame
Foundation	Poured Concrete, Stone

School Information

District	Chatham
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Additional Information

Date Listed October 3rd, 2023

Days on Market 75