

# \$199,000 - 545 Granite Road, Kerhonkson

MLS® #20242053

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## \$199,000

4 Bedroom, 3.00 Bathroom, 580 sqft  
Residential on 4 Acres

Other, Kerhonkson, NY

With ample frontage along the Stonykill Creek and a nice swimming hole, this little gem could be the perfect reasonably priced upstate getaway or improve both structures and have 3 seasons of enjoyment with the duplex cottage and shared duplex cabin. Each of the three separate spaces has its own kitchen, bathroom and bedroom(s). Perfect spot for a climbers/hikers retreat or for hosting summer renters with the potential of producing income here. Minutes from Minnewaska State Park, Gunks climbing, as well as Mill & Main Provisions and Restaurant, and a number of other well loved farm to table destinations. Property being sold as is. Please check with your engineer regarding subdivision possibility. Please do not go to front house, that is a separate property as is the right half of the main house. Bring your vision. Cash or 203K loan only.



Built in 1950

## Essential Information

MLS® #	20242053
Price	\$199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	580
Acres	3.79
Year Built	1950

Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
MLS	ucbr_sold

### **Community Information**

Address	545 Granite Road
Area	Rochester
Subdivision	Other
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

### **Amenities**

Parking	Outside, Common
View	Creek/Stream, Forest, Meadow, Mountain(s)
Is Waterfront	Yes
Waterfront	Creek
Has Pool	Yes
Pool	In Ground

### **Interior**

Interior Features	3 Seasons Room
Appliances	Free-Standing Refrigerator, Free-Standing Gas Range
Heating	Wood Stove
Stories	One

### **Exterior**

Exterior	Wood Siding
Lot Description	Back Yard, Cleared, Few Trees, Gentle Sloping, Level, Meadow, Sloped, Views, Wooded, Other, See Remarks
Roof	Asphalt
Construction	Wood Siding
Foundation	Block, Stone

### **School Information**

District	Rondout Valley Schools
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Elementary Kerhonkson Pre K-3

**Additional Information**

Date Listed April 19th, 2024

Days on Market 92

Zoning R2