

\$225,000 - 639 Spillway Road, West Hurley

MLS® #20232989

\$225,000

2 Bedroom, 1.00 Bathroom, 941 sqft
Residential on 2 Acres

N/A, West Hurley, NY

Old stone walls criss-cross this unique country property, abutting the Ashokan Reservoir's 8000 acres of "forever wild" land. Perched in a sunny central spot on 2 scenic acres, Catalpa Cottage is freshly gutted and ready for your vision. The 941sf house offers many possibilities for layout, with a sample redesign on the original footprint shown in listing photos. Expansion options include same-level additions or adding a second story. The detached shed with electric and water hookups would make an ideal studio, home office, or guest space. Two driveways traverse the acreage to tiered landings that could provide the perfect setup for a main house + guest cottage or an RV hookup site. Seasonal Catskill Mountain views are available from various vantage points on the parcel, while wooded surroundings offer privacy. Renovate the cottage, or create a compound, in this prime location between Kingston & Woodstock. Only 15 minutes from NYS Thruway Exit 19. A great opportunity for those looking to create their own upstate retreat or a lucrative investment, if developing for resale or short-term rental. To be sold as is, cash or rehab loan will be required.



Built in 1962

Essential Information

MLS® # 20232989

Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	941
Acres	2.00
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Ranch
Status	Closed
MLS	ucbr_sold

Community Information

Address	639 Spillway Road
Area	Marbletown
Subdivision	N/A
City	West Hurley
County	Ulster
State	NY
Zip Code	12491

Amenities

Parking	Driveway, RV Access/Parking
View	Mountain(s), Other

Interior

Interior Features	High Speed Internet
Appliances	None
Heating	None
Cooling	None

Exterior

Exterior	Block, Brick, Frame, Stone, Vinyl Siding
Lot Description	Gentle Sloping, Landscaped, Sloped, Wooded
Roof	Asphalt, Shingle
Construction	Block, Brick, Frame, Stone, Vinyl Siding
Foundation	Slab

School Information

District Rondout Valley Schools

Additional Information

Date Listed October 11th, 2023

Days on Market 313

Zoning A4