

# \$199,000 - 71 Cole Lane,

MLS® #20232441

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## \$199,000

3 Bedroom, 1.50 Bathroom, 1,288 sqft  
Residential on 9 Acres

N/A, , NY

WHERE EAGLES SOAR. A rare opportunity to acquire an affordable home on 8.7 acres, adjoining hundreds of acres of preserved and ecologically significant Hudson Riverfront land. Meander down a private road (off bucolic River Rd) to arrive at this peaceful place, and a home that awaits your imagination. So much potential here! Over 800 feet of road frontage and two-acre zoning allows for subdivision or the creation of your family compound. Convenient one level living with a nice flow from room to room. Expansive living room with lots of windows; large eat-in kitchen; three bedrooms and two full bathrooms; full basement and two car garage. All awaiting your personal touch to create a fabulous home in a special setting. A short drive to the historic river towns of Coxsackie, New Baltimore, Athens and Catskill. 30 minutes to Albany, under an hour to skiing at Wyndham and Hunter, and access to the mighty Hudson just down the road! (River Rd). Sold "as is".



Built in 1976

## Essential Information

MLS® #	20232441
Price	\$199,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	1,288
Acres	8.70
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
MLS	ucbr_sold

### **Community Information**

Address	71 Cole Lane
Area	Greene
Subdivision	N/A
County	Greene
State	NY
Zip Code	12192

### **Amenities**

Parking	Driveway
# of Garages	1
View	Meadow

### **Interior**

Interior Features	Eat-in Kitchen
Appliances	Washer, Range Hood, Dryer
Heating	Baseboard, Oil
Cooling	Ceiling Fan(s)
Has Basement	Yes
Basement	Concrete, Full, Unfinished

### **Exterior**

Exterior	Aluminum Siding, Frame
Lot Description	Meadow, Wooded
Roof	Asphalt, Shingle
Construction	Aluminum Siding, Frame

### **School Information**

District	Coxsackie - Athens Central School Distrist
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### **Additional Information**

Date Listed	August 24th, 2023
Days on Market	328
Zoning	Res 1