

# \$495,000 - 721 Mountain Avenue, Purling

MLS® #20232049

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## \$495,000

2 Bedroom, 2.00 Bathroom, 1,575 sqft  
Residential on 2 Acres

N/A, Purling, NY

Storybook Cottage with Country Elegance!  
This sweet retreat combines the timeless allure of a storybook home with the elegance of country living on over two acres of picturesque countryside. Set back and private, with a welcoming porch, you'll be immediately struck by the seamless integration of cottage charm and contemporary design as you step inside. The combined open living and dining space at the front of the Cottage offers myriad possibilities. The sophisticated eat-in kitchen serves as the heart of the home. With modern appliances, a classic farmhouse sink, and sleek finishes, this culinary haven beckons you to create delicious meals and entertain friends and family. Privacy and comfort are paramount in this delightful cottage, with the primary bedroom thoughtfully located on the first floor and a second bedroom tucked away upstairs. Both bedrooms offer generous proportions with large closets, and each floor boasts a fully renovated stylish bathroom. At the top of the stairs is the perfect space for a den or home office (currently staged as an additional place for overnight guests). As you explore the property, you'll appreciate the practicality of a handy mudroom off the back of the house, providing a convenient transition space for outdoor gear and muddy boots. A large, enclosed paddock awaits, easily customized for any of your four-legged friends or repurposed as a garden or for various outdoor activities. Let your imagination run wild as you transform this expansive space into



your ideal outdoor retreat. Additionally, the garage offers ample room for a workshop, storage, or possible studio space. This home is located just outside the Purling hamlet, with nearby restaurants, provisions shopping, and farmstands, and is minutes from the Round Top Trail Network and the Blackhead Mountain Lodge and Country Club. Just 15 minutes from Main Street Catskill, 20 minutes to Amtrak's Hudson Station, a 40 minute commute to Albany, and easily accessible to the NYS Thruway (exit 20) for those venturing up from NYC. Note: The adjacent property is also available. 699 Mountain Avenue is an exquisite Arts and Crafts 4 bedroom home with an expansive wrap-around porch, large kitchen, sunroom and more situated on 4.5-acres complete with perennial gardens, a horse barn, three paddocks, large garage/workshop and a delightful Catskill-style gazebo. Be sure to check it out for yourself or pass along to a friend.

Built in 1890

### Essential Information

MLS® #	20232049
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,575
Acres	2.17
Year Built	1890
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
MLS	ucbr_sold

### Community Information

Address	721 Mountain Avenue
Area	Other
Subdivision	N/A
City	Purling
County	Greene
State	NY
Zip Code	12470

### **Amenities**

# of Garages	1
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### **Interior**

Appliances	Other, Water Softener, Water Heater, Washer, Refrigerator, Range, Microwave, Dryer, Dishwasher
Heating	Oil, Radiant
Has Basement	Yes
Basement	Full

### **School Information**

District	Cairo-Durham
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### **Additional Information**

Date Listed	July 19th, 2023
Days on Market	364
Zoning	01