

\$450,000 - 74 Bostock Road, Shokan

MLS® #20242529

\$450,000

4 Bedroom, 2.50 Bathroom, 2,360 sqft
Residential on 2 Acres

N/A, Shokan, NY

Visit this expansive Cape on a picturesque county road in the hamlet of Shokan. Conveniently located between Phoenicia and Woodstock with the nearby rail trail and Ashokan reservoir.

This home offers spacious rooms with 4-5 bedrooms, an eat-in kitchen, office, family room, living room and laundry area. All equipped with a whole house generator.

An oversized 2 car attached garage will accommodate more than just vehicles.

The rear deck has ample room for outdoor entertaining.

Current owner has created a nature sanctuary. The front garden area has been lovingly developed over 30 years. Many areas are thick with naturally growing trees and pollinator flowers, separated by narrow winding pathways. Some trees have been chosen for color. The flowers are not cut down in the fall, so the seeds are available for the birds. The property is one of the best birding sites in the area!

Catskill water shed septic is 4 years old. Future municipal sewer will be available allowing 5 legal bedrooms.

This home house has great bones, simply in need of some minor cosmetic TLC.

Whether you're starting your homeowner journey, looking for a second home getaway or growing a family, this home promises comfort and convenience. There is a lovely park within walking distance and Olive has a town pool for its residences.



Come take a look!

Buyer's agent to verify taxes, square footage and all relevant information. Taxes square footage and room count taken from UCIS. Upstairs mini splits in need of repair. As-is

Built in 1976

Essential Information

MLS® #	20242529
Price	\$450,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,360
Acres	2.10
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
MLS	ucbr_sold

Community Information

Address	74 Bostock Road
Area	Olive
Subdivision	N/A
City	Shokan
County	Ulster
State	NY
Zip Code	12481

Amenities

Utilities	Cable Available
Parking	Deck, Garage Faces Front, Driveway, Covered
# of Garages	2

Interior

Interior Features	Eat-in Kitchen
Appliances	Washer/Dryer, Refrigerator, Range Hood, Range, Dishwasher
Heating	Baseboard, Hot Water, Propane, Zoned
Cooling	None
Stories	One and One Half

Exterior

Exterior	Asphalt, Block, Cedar, Frame, Shingle Siding, Other
Exterior Features	Private Yard
Lot Description	Front Yard, Garden, Landscaped, Level, Private
Roof	Asphalt, Shingle
Construction	Asphalt, Block, Cedar, Frame, Shingle Siding, Other
Foundation	Block

School Information

District	Onteora Central
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Additional Information

Date Listed	May 29th, 2024
Days on Market	72
Zoning	res