

\$449,000 - 742 Hearts Content Road, Purling

MLS® #20240056

\$449,000

2 Bedroom, 2.00 Bathroom, 1,369 sqft
Residential on 1 Acres

N/A, Purling, NY

Entirely updated inside and out, this charming two bedroom home in a serene country setting awaits. Pond View is the perfect package: a newly-renovated bungalow with grand primary suite, a detached 2-car garage with wood stove, a little red storage shed, a flat acre of land, a view of the mountains, and a 7-acre pond abutting the rear of the property. This classic bungalow was gutted to studs, and renovated to modern standards—“including new plumbing and electrical, spray foam insulation, insulated windows, recessed lighting, central air and heat, new roof, and new decks in front and back. The first floor, with high ceilings and gleaming hardwood floors throughout, includes a bedroom and full bathroom. The open modern kitchen connects the living and dining areas, featuring shaker cabinetry, open shelving, stone countertops, stainless steel appliances, and a center island with seating. The house enjoys warm natural light all day long, from an abundance of windows, as well as glass sliders opening to the rear deck. Upstairs, the nearly 400sf primary suite has vaulted ceilings, and a large bathroom containing a double-sink vanity, freestanding soaker tub, and a walk-in shower with glass enclosure and marble accents. The upper bedroom also enjoys the pond view from the large dormered window above the bed. The 23 x 16 ft room is large enough to accommodate a king-size bed, as well as a desk, seating arrangement, or workout bike. Outside, the house is perfectly positioned in



the middle of the flat open lot, allowing for privacy from neighbors on either side. The back of the house looks out to the pond below and woods beyond, without a neighbor in site. And in summer months, the perimeter foliage envelopes the yard, providing even more of a sense of seclusion. The two-car garage has electric as well as a wood stove, offering many uses. While the red shed provides overflow storage. Ideally located just a short drive to the best of Catskills outdoor recreation, like skiing, hiking, and mountain biking. And so many great dining options, such as the newly-acclaimed Casa Susanna, long-time favorite Gracie's Luncheonette, newcomer Julia's Local, or staples like See & Be Bakery, Red Star Bakery, Trotwood Restaurant (at Glen Falls House), Murphys Law Pub, and the Mountain Brauhaus. Also situated just 18 min from the buzzing village of Catskill, with the Foreland Arts Complex, and additional dining, shopping and entertainment. Secure your summer plans by snagging this perfect home base in the Catskills. Pond View has it all for the weekend warrior, or full-time mountain dweller.

Built in 1945

Essential Information

MLS® #	20240056
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,369
Acres	1.00
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow

Status	Closed
MLS	ucbr_sold

Community Information

Address	742 Hearts Content Road
Area	Greene
Subdivision	N/A
City	Purling
County	Greene
State	NY
Zip Code	12470

Amenities

Parking	Covered, Driveway, Secured
# of Garages	2
View	Lake, Mountain(s), Water, Other

Interior

Interior Features	Dry Bar, Eat-in Kitchen, High Speed Internet, Kitchen Island, Vaulted Ceiling(s)
Appliances	Water Heater, Refrigerator, Range Hood, Range, Electric Water Heater, Dishwasher
Heating	Forced Air, Propane
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Exterior	Clapboard, Frame, Wood Siding
Lot Description	Level
Roof	Asphalt, Shingle
Construction	Clapboard, Frame, Wood Siding

School Information

District	Cairo-Durham Central School District
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Additional Information

Date Listed	January 9th, 2024
Days on Market	192
Zoning	01