



**GREENE**  
27 Spruce Lane, Catskill, NY, 12414

**\$160,000**

<https://stevhubbardrealestate.com>

This beautiful 3 bedroom ranch in pretty country setting can be purchased completely furnished. This lovely home boasts central air, stone fireplace in family room, luxurious jacuzzi tub in spacious master bedroom and bath suite. The huge, clean and dry basement if finished would be an additonal 1700 sq. ft of living space. Bucolic views from the rear deck of meadows and mountains are very restful, indeed. Great location. Close to Thruway exits 20 and 21, Saugerties, Catskill and Hunter.

**MLS #:** 20143676

**Listing Category:** Residential

**Acreage:** 3

**Age:** 6-10

**Full Baths:** Two

**Total Rooms:** 6

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 1701

**Family Room Room Size:** 12'6"x19'6"

**Dining Room Room Size:** 13x13

**Bedroom 2 Room Size:** 10'6"x12'6"

**Lot:** 50

**Other Rooms:** Utility Room

**Zone:** 08

**Area:** 1,701 sq ft

**Year built:** 2003

**Bedrooms:** Three

**Half Baths:** None

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Living Room Room Size:** 13x19

**Kitchen Room Size:** 12'6"x12'6"

**Bedroom 1 Room Size:** 10'6"

**Bedroom 3 Room Size:** 12'6"x12'6"

**Basement:** Full, Bilco Door Access, Concrete Floor, Unfinished

**Survey:** Y

## INTERIOR FEATURES

**Kitchen Description:** Custom Cabinets, Country, Island

**Flooring:** Carpet, Vinyl, Wood

**Fireplace Location:** Family Room

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Other/see Remarks

**Fireplace Description:** Stone

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Master Bath, French Doors, Sliding Glass Doors

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage Type:**

**Driveway:** Gravel

**Style:** Ranch

**Color:** Gray

**Porch:** Deck, Open

**Lot Features:** Additional Land Available, Corner Lot, Landscaped, Level, Meadow, Slope-gently

**Additional Exterior Features:** Landscaped

**Garage/Parking Extras:** Driveway

**Style:** Ranch

**Construction:** Frame/mod

**Siding:** Vinyl

**Roof:** Asph Shingle

**Views:** Meadow, Mountain, Panoramic

**Lot Dimensions:** Varied

## LOCATION DETAILS

**Area/Town:** Greene

**Lot/Site:** Rural

**School District:**

**Directions:** From Rte 32 In Saugerties Take Old Kings Hwy North To Spruce Lane On Left. From Rte 23a In Catkill Take Old Kings Hwy South To Spruce Lane On Right. Property Is At The Corner Of Spruce Lane And Old Kings Hwy Directly Across From Mail Box # 2678.

## LISTED BY

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### CALL US NOW

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**Steve Hubbard**

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