



## GREENE

487 Vernal Butler Road, Cairo, NY, 12413

<https://stevhubbardrealestate.com>

# \$1,500,000

Bring your row boats, canoes, and fishing poles! You can fish in your very own fully stocked lake. This property brings you back to nature with all of the water features on this Catskill Mountain paradise! Water, water and more water!!! The property you have been waiting for is here! This is an 1898 Colonial two bedroom home with a total of 60.20 acres including 2 ponds, a beautiful waterfall and a 3 1/2 acre lake. The wooded acreage contains 3 bodies of water, the largest and most secluded was a secondary supply lake for the Cairo Water Company constructed in 1937. This upper lake supplied water to the main lake located 1/2 mile downstream and was a necessary addition as the Town of Cairo grew during the war years. The farmhouse has been continuously inhabited since 1898. The two ponds in the back yard can be enjoyed from the large windows while sitting cozy in the family room on those snowy winter nights or from the open 16' x 27' deck while barbecuing. The large 19' x 20' family room was added in 1997 and provides an upper deck offering sweeping views of the mountains and two large ponds. There is a hot tub is accessed upstairs from the master bedroom through sliding glass doors overlooking the huge back yard. Lovely, landscaped yard and flowering lilacs and dogwoods and a multitude of other species of trees and flowering plants can be seen around the yard. The large back room provides an upper deck offering mountain views, overlooking the ponds. There are plenty ways to stay warm and comfy on those long winter nights. Just put on one of the 3 wood stoves in the house for added ambience. Upstairs in the master bedroom there is a nice pot belly wood stove, a pellet stove in the living room and a propane heater stove in the family room.

**Addendum:** There is plenty of storage space on this property besides the pull down attic and the dry basement. There is a one car garage, a vinyl covered car port sits off to the left of the garage, a large shed at the back of the field and another building that has large wooden windows that can be removed in the summer that is screened. This could be used as a boat house or even make an outside bar. Also one of these outbuildings would make a perfect She-shed! A nice paved circular driveway with plenty of parking and a trail to the left of the garage finishes off this piece of paradise. It is time to get back to nature in your own back yard! Catch some fish in very own Reservoir or feed your ducks Adam and Eve and watch them float around in the ponds. They come every summer. This spring they have added a baby duckling to their family. Please come and take a look at this property, you will fall in love. Sit under the water falls on a hot summer day and you will feel so refreshed and rejuvenated....leave the stress behind!! Pack your hiking boots and fishing poles and bring your canoes because it is time to get back to nature in the privacy of your own back yard!

**MLS #:** 20231380

**Listing Category:** Residential

**Zone:** 01

**Area:** 2,257 sq ft

**Acreage:** 60.2  
**Age:** 100-200  
**Full Baths:** One  
**Living Room Level:** 1  
**Kitchen Level:** 1  
**Bedroom 1 Level:** 2  
**SqFt 1st:** 1339  
**Basement:** Partial, Bilco Door Access, Interior Access, Sump Pump, Concrete Floor  
**Amenities:** HOT TUB, OTHER/SEE REMARKS

**INTERIOR FEATURES**

**Kitchen Description:** Cabinets Wood, Galley  
**Flooring:** Carpet, Linoleum, Sub-floor, Vinyl, Wood  
  
**Fireplace Location:** Bedroom, Family Room, Living Room  
**Cooling/Air Conditioning:** Ceiling Fan, Window Unit

**UTILITIES**

**Heat Source:** Baseboard, Abv Ground Fuel Tank  
**Hot Water:** Coil  
**Plumbing:** Mixed  
**Sewer:** Septic-ingr.

**EXTERIOR FEATURES**

**Garage Type:** Garage Detached  
**Driveway:** Blacktop, Circle  
**Style:** Colonial  
**Color:** White  
**Porch:** Deck  
**Other Buildings:** Barn, Shed, Other/see Remarks

**Views:** Meadow, Mountain, Reservoir, Water, Creek  
**Water Ways:**  
  
**Lot Dimensions:** 60.20 Acre

**LOCATION DETAILS**

**Area/Town:** Greene  
**Lot/Site:** Rural

**Year built:** 1898  
**Bedrooms:** Two  
**Half Baths:** One  
**Dining Room Level:** 1  
**Family Room Level:** 1  
**Bedroom 2 Level:** 2  
**Lot:** 30  
**Attic:** Pu Dw, Other/see Remarks

**Survey:**

**Appliances:** Dishwasher, Dryer, Range, Washer  
**Fireplace Description:** Brick, Other/see Remarks, Gas, Propane, Wood  
**Wood Stove:** Wood, Pellet, Other  
**Additional Interior Features:** Insulated Windows, Sliding Glass Doors, Gas Stove Connection, Electric Stove Connection, Washer Connection, Gas Dryer Connection, Smoke Detector

**Heating Fuel:** Oil  
**Water:** Drilled Well, Dug Well  
**Electricity:** 150 Amps  
**Utility Level:** 1

**Garage/Parking Extras:** Driveway, Lot-paved, 1-car, Carport  
**Style:**  
**Construction:** Frame/stick  
**Siding:** Wood  
**Roof:** Asph Shingle, Rubber  
**Lot Features:** Additional Land Available, Landscaped, Level, Meadow, Pond, Private, Rock Outcrop, Secluded, Slope-gently, Slope-moderate, Sub Dividable, Wooded, Other/see Remarks  
**Water Features:** Pond, Stream, Waterfall  
**Additional Exterior Features:** Balcony, Hot Tub, Landscaped, Outside Lighting, Paved Walkway, Cabana

**School District:** Cairo-durham Central School Dist  
**County:** Greene County

**Directions:** Take Route 23 W Toward Windham. Turn Left On Vernal Butler Road. White House On Right With A Circular Driveway. #487 Vernal Butler Road.

**LISTED BY**

**Office Name:** Win Morrison Realty  
**Agent Last Name:** Scanlan

**Agent First Name:** Siobhan  
**Post Updated:** 2024-01-23 08:37:56



**CALL US NOW**

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