



## ROCHESTER

133 SUNDOWN Road, KERHONKSON, NY, 12446

<https://stevhubbardrealestate.com>

**\$159,000**

Rustic 2 bedroom cottage, very unique setting, cross footbridge over trout fishing stream to a private oasis. The kitchen has a wood/gas combo cooking stove and oven, farmers sink with drain board that has a hand pump and also mounted faucets. Living rooms stone fireplace is attractive as it is functional for heat, 2 small bedrooms are constructed from an old school bus. (see rounded ceilings) a lavatory with a incinerator toilet, shower stall and electric heater. There is a utility room for the newer mechanicals, well pump, the hot water heater, and the pressure tank. The kitchen and dinette area have original gas light fixtures. Electric baseboard heating, newer roof, shed for tools and equipment. Fire pit area to enjoy the sound of wood crackling and watching the flames in the nights darkness, pure relaxation! This is a 3 season home. Very Private. There are thousands of acres of state land in the Sundown Wild Forest and the Vernoooy Kill Falls state forest that you can hike to.

**MLS #:** 20232449

**Listing Category:** Residential

**Acreage:** 0.46

**Age:** 41-60

**Full Baths:** One

**Living Room Level:** 1

**Bedroom 1 Level:** 1

**SqFt 1st:** 676

**Basement:**

**Survey:**

**Zone:** Res

**Area:** 676 sq ft

**Year built:** 1970

**Bedrooms:** Two

**Half Baths:** None

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**Lot:** 1

**Attic:** Scuttle

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator

**Fireplace Description:** Stone

**Cooling/Air Conditioning:** Window Unit

**Flooring:** Carpet, Vinyl

**Fireplace Location:** Living Room

## UTILITIES

**Heat Source:** Baseboard

**Heating Fuel:** Electric, Wood

**Hot Water:** Electric

**Plumbing:** Copper

**Sewer:**

**Water:** Dug Well

**Electricity:** Circuit Breakers, 100 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:**

**Style:** Cottage

**Construction:** Frame/stick, Other/see Remarks

**Roof:** Asph Shingle

**Lot Features:** Level, Easement, Water Frontage, Flood Zone

**Water Features:** Creek, Water Access, Water Front

**Lot Dimensions:** .46

**Garage/Parking Extras:** Driveway

**Style:** Cottage

**Siding:** Clapboard

**Other Buildings:** Shed

**Views:** Water

**Water Ways:** Mettakahonts

## LOCATION DETAILS

**Area/Town:** Rochester

**Lot/Site:** Rural

**Directions:** Route 209 To Samsonville Rd, Left On Sundown, Be Sure To Stay Left At The Fork Where It Meets Schroon Hill, Property Is On The Left, Park In The Grassy Driveway To Where The Water Is Running. Then Walk In, Over The Footbridge

**School District:** Rondout Valley Schools

**County:** Ulster County

## LISTED BY

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