



SULLIVAN

267 Wahl Road, Livingston Manor, NY, 12758

<https://stevehubbardrealestate.com>

\$599,000

I love it when the land AND the house have so much to offer. And the 20x40' swimming pool is a great start. The 10+ acres includes a lush lawn, paddock (with neighboring cows), and woodland, all across the rd from a cattle farm. The house is 3 levels with a primary suite created from 2 smaller rooms and exposing ceiling trusses. Original pine paneling is still in evidence in the formal dining rm and the living rm, serving up those great Catskills vibes. There is a double galley, eat-in kitchen with wood stove, and a screened porch rounds out the floor. Upstairs are 2 more BRs, a full bath and a large den (or 5th BR). A surprise awaits on the lower level, w/a large light-filled "rec room" where 2 sets of sliding glass doors open onto a gravel patio and a wood-burning fireplace is the cherry on top. Set in a peaceful, agricultural area, it is just ten minutes to terrific shops, eateries and amenities in Livingston Manor and Jeffersonville.

MLS #: 20232454

Listing Category: Residential

Acreage: 10.38

Age: 61-100

Bathrooms: 2

Half Baths: None

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Den Level: 2

SqFt 2nd: 1032

Basement: Finished, Full, Partial, Walk Out

Other Rooms: Den, Office, First Floor Bedroom

Survey:

Zone: Ru

Area: 2,832 sq ft

Year built: 1935

Bedrooms: Four

Full Baths: Two

Total Rooms: 10

Dining Room Level: 1

Family Room Level: B

Bedroom 2 Level: 1

Bedroom 4 Level: 2

SqFt 1st: 1800

Lot: 18.3

Attic: Scuttle

Amenities: POOL-IN GROUND

INTERIOR FEATURES

Kitchen Description: Eat In

Kitchen Description: Eat - In, Galley

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Wood Stove: Wood

Miscellaneous Features: Ceiling-vaulted

Flooring: Hardwood

Cooling/Air Conditioning: Window Unit

Additional Interior Features: Master Bath

UTILITIES

Heat Source: Baseboard, Hot Water

Hot Water: Oil

Sewer: Septic-ingr.

Heating Fuel: Electric, Oil

Water: Community

Utility Level: 1

EXTERIOR FEATURES

Garage Type:

Style: Farm House

Construction: Frame/stick

Porch: Patio

Other Buildings: Shed

Additional Exterior Features: Inground Pool

Garage/Parking Extras: Driveway

Style: Farm House, Two Story

Siding: Vinyl

Roof: Asph Shingle

Lot Features: Meadow, Private

Lot Dimensions: 10.38

LOCATION DETAILS

Area/Town: Sullivan

Lot/Site: Rural

Directions: From Jeffersonville: Drive E On Main St Towards Willy Ave, Turn Left Onto Willy Ave, Drive 0.2 Mi And Continue On To Callicoon Center Rd, Drive 1.4 Mi And Make A Slight Right Onto Wahl Rd, Drive 1.2 Mi And Home Will Be On The Right

School District: Sullivan West Central Schools

County: Sullivan County

LISTED BY

Office Name: Country House Realty, Inc.

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