



## GREENE

17 Austin Acres, Catskill, NY, 12414

<https://stevehubbardrealestate.com>

**\$395,000**

Lovely ranch on beautiful dead end street in Catskill (without Village Taxes!). 3 bedrooms and 2 baths (one ensuite), a lovely gas stone fireplace, beautiful hardwood floors and an oasis of a deck and yard space are just a few of the features of this wonderful home. The bone dry basement is partially finished and could be completed to double the square footage. Gas Furnace, dishwasher and gas range are all less than 3 years old. Additional heat and AC from heat pump 10 Min to Hudson, 35 Min to Hunter Mountain, 30 Min to Windham Mountain, 30 Min to Woodstock. 2 minutes to Catskill Thruway exit.

**MLS #:** 20233120

**Listing Category:** Residential

**Acreage:** 0.36

**Age:** 61-100

**Full Baths:** Two

**Total Rooms:** 6

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Lot:** 7

**Survey:**

**Zone:** Res

**Area:** 1,228 sq ft

**Year built:** 1964

**Bedrooms:** Three

**Half Baths:** None

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 1228

**Basement:** Full

**Virtual Tour:**

<https://my.matterport.com/show/?m=aTUfcQ1wJQ9&brand=0>

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Fireplace Description:** Stone, Gas

**Cooling/Air Conditioning:** Central

**Flooring:** Ceramic, Hardwood

**Fireplace Location:** Living Room

## UTILITIES

**Heat Source:** Baseboard

**Heating Fuel:** Natural Gas

**Hot Water:** Electric  
**Electricity:** 200 Amps  
**Utility Level:** B

**Water:** Municipal  
**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage Type:** Garage Attached  
**Driveway:** Blacktop, Circle  
**Style:** Ranch  
**Color:** White  
**Lot Features:** Landscaped, Level  
**Lot Dimensions:** Irregular

**Garage/Parking Extras:** Driveway, 1-car  
**Style:** Ranch  
**Construction:** Frame/stick  
**Porch:** Deck  
**Handicap Accessible:** Yes

## LOCATION DETAILS

**Area/Town:** Greene  
**County:** Greene County

**School District:** Catskill School District  
**Directions:** Main Street In Jefferson Heights To Austin Acres, House On Left. From Thruway Exit 21, Turn Left Off Exit, .8 Mile To Right Turn On Austin Acres, House On Left

## LISTED BY

**Office Name:** Coldwell Banker Village Green  
**Agent Last Name:** Morehead

**Agent First Name:** Aysa  
**Post Updated:** 2023-12-05 19:31:20



### CALL US NOW

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