



DELAWARE

37895 State Route 28 Highway, Margaretville, NY,
12455

<https://stevehubbardrealestate.com>

\$125,000

Standing for more than a century, this 1889 majestic house is in need of substantial modification. If you have a passion for historical preservation and are willing to put in the effort, this property could become a unique and charming home once again. Historically, the front of the home was a family-run convenient store for local residents. The land in which the home inhabits is flat and beautifully surrounded by rolling hill views. In addition, there is small spring fed pond which could easily be enlarged. The plumbing system was working in 2022, when the home was still occupied. It has been winterized ever since. The inside of the home was cleared out by the present owner. The home is in need of major cleaning and repair. The electric is 200 amp service. The septic was installed in 2012, DEP engineered, and pumped in 2019 (info obtained from the DEP). The age of the oil tank and water heater are unknown. There are 2 heater unit grates in the home, one on the first floor and one on the second. The wooden floors which are visible are in good shape and could be refurbished. There are areas covered by many layers of linoleum and carpet, but believed to be wood also. The yard consists of a chicken coupe and a small shed, which need cleanout and could possibly be replenished. The land requires removing equipment, RVs, and other random clutter. The property is located between Margaretville and Andes and is 2.5 hours from NYC. Surrounding areas have some of the best hiking, kayaking, skiing and arts this region has to offer. The property is being sold as-is, and is priced accordingly. This home may not qualify for a loan. Cash preferred.

MLS #: 20233388

Listing Category: Residential

Acreage: 0.93

Age: 100-200

Full Baths: One

Total Rooms: 12

Dining Room Level: 1

Family Room Level:

Bedroom 2 Level: 2

Bedroom 4 Level: 2

Attic Level: 3

Other 1 Level: 1

Zone: R-5

Area: 1,364 sq ft

Year built: 1887

Bedrooms: Four

Half Baths: None

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Den Level:

Basement Level: B

Other 2 Level: 1

SqFt 1st: 682'

Lot: 33.000

Attic: Stair/crawl, Walk In, Stand Up

Survey: Y

SqFt 2nd: 682'

Basement: Dirt, Full, Unfinished

Other Rooms: Other/see Remarks

INTERIOR FEATURES

Kitchen Description: Cabinets Wood, Galley

Flooring: Carpet, Concrete, Hardwood, Linoleum, Mixed, Wide Board

Appliances: Dryer, Microwave, Range, Refrigerator

Additional Interior Features: Storm Windows, Insulated Windows, Gas Stove Connection, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Forced Air

Hot Water: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Oil

Water: Drilled Well

Electricity: 200 Amps

Utility Level:

EXTERIOR FEATURES

Garage Type:

Driveway: Circle, Dirt

Style: Colonial

Color: White

Porch: Enclosed Porch, Glass Enclosed

Other Buildings: Chicken Coop, Shed, Other/see Remarks

Views: Mountain

Handicap Accessible: No

Lot Dimensions: 40511 Sf

Garage/Parking Extras: Driveway

Style: Colonial

Construction: Frame/stick

Siding: Clapboard, Wood

Roof: Asph Shingle, Metal

Lot Features: Level, Pond

Water Features: Pond

Additional Exterior Features: Partial Fenced

LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

Directions: Take Exit 19 Off The Ny State Thruway. Travel West On Ny-28 For 47.5 Miles And The House Will Be On The Right.

School District: Margaretville Central Schools

County: Delaware County

LISTED BY

Office Name: Coldwell Banker Timberland

Agent Last Name: Lennon

Agent First Name: Susan

Post Updated: 2023-12-10 01:40:18



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