



GREENE
22 Pine Lane, Hunter, NY, 12442

<https://stevehubbardrealestate.com>

\$749,900

Welcome to your one-of-a-kind double A-Frame gem nestled at the base of Hunter Mountain in the picturesque Catskills only 10 min walking distance to the ski slopes. This incredible 6-bedroom, 4-bathroom duplex with it's retro feel offers the perfect balance of seclusion and convenience. Perfect for investors, skiers, weekenders, and families alike. Surrounded by nature and trees, this property is an easy walk to skiing, the quaint Town of Hunter, trails, fishing in the Schoharie Creek, and swimming at Dolan's Lake. The spacious property spans .63 acres and is situated in a coveted community of homes. Each side of the duplex boasts an open floor plan, two bedrooms and a bath on each ground floor, living area with a cozy wood burning fireplace/stove, and a wall of windows, providing an abundance of natural light. The loft spaces can be utilized as an office or media room, offering additional versatility. The right unit primary suit even includes a sauna to wind down after an exciting day on the slopes or in nature. Both units feature front and rear decks, perfect for outdoor relaxation and entertainment. All utilities for both units are completely separated, therefore taking advantage of the amazing opportunity to live in one side and rent the other, or rent out both. With municipal water and sewer, this duplex offers the ideal blend of privacy and modern amenities. Whether you're seeking a family home or an AirBnB investment, you won't want to miss this rare find. Experience the best of both worlds with stunning mountain views, unparalleled access to outdoor recreation, and the charm of a small-town atmosphere. Don't miss your chance to own a cool piece of paradise in this highly sought-after location in the heart of the Catskill Mountains.

MLS #: 20233410

Listing Category: Residential

Acreage: 0.63

Age: 61-100

Bathrooms: 4

Half Baths: None

Dining Room Level: 1

Family Room Level: -

Bedroom 2 Level: 1

Bedroom 4 Level: 2

Other 1 Level: 1

Zone: Res

Area: 2,346 sq ft

Year built: 1965

Bedrooms: Six

Full Baths: Four

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Den Level: 2

Other 2 Level: 2

SqFt 1st: 1656

Lot: 23

Other Rooms: Den, Loft, Office, Study, First Floor Bedroom

SqFt 2nd: 690

Basement: Full, Walk Out, Unfinished

Survey:

INTERIOR FEATURES

Kitchen Description: Breakfast Bar

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

Fireplace Description: Free Standing, Wood

Wood Stove: Freestanding

Kitchen Description: Breakfast Bar, Cabinets Wood

Flooring: Carpet, Wood, Laminate

Fireplace Location: Living Room

Miscellaneous Features: Ceiling-beamed, Ceiling-cathedral, Ceiling-vaulted

UTILITIES

Heat Source: Forced Air, Radiant, Abv Ground Fuel Tank

Water: Municipal

Electricity: 200 Amps

Utility Level: L

Heating Fuel: Electric, Oil, Other

Plumbing: Mixed

Sewer: Municipal

EXTERIOR FEATURES

Garage Type:

Style: A-frame

Siding: Wood

Roof: Asph Shingle

Views: Mountain

Style: A-frame

Construction: Frame/stick

Porch: Deck

Lot Features: Rock Outcrop, Slope-gently, Wooded

Lot Dimensions: .63 Acres

LOCATION DETAILS

Area/Town: Greene

Lot/Site: Hamlet/village, Rural

Directions: 32 North To 23a. Take Left On Bridge St. Just Past Hunter Mountain Resort. Take Left On Riverside Drive. Bear Right On Mountain Drive. Take Right Onto Pine Lane. #22 On Right.

School District: Hunter Tannersville

County: Greene County

LISTED BY

Office Name: Corcoran Country Living

Agent First Name: Heidi

Agent 2 First Name: Mario

Post Updated: 2023-12-09 05:34:57

Office 2 Name: Corcoran Country Living

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