

ColumbiaCountyProperty.com

A service of:

Brookridge
Custom Homes

** Home For Sale By Owner **

Featured Listing: **970 Route 9J, Stuyvesant, NY**



Asking: \$169,500

*** 4.0 +/- Subdivision Ready Acres**

*** 1256 sq ft Furnished Home Built in 1910**

This '**For Sale By Owner**' is for a quaint, 2 story home located in Stuyvesant, NY and is only a 5 minute walk to the Hudson Riverfront. This home is perfect for a starter home or guest house, with 253 feet of road frontage leading to 4 wooded acres. **Subdivision Possible with 3/4 acre minimum lot size** (flag lots allowed)- the acreage would be an ideal site for the construction of your dream home or could be sold off while still providing a suitable yard for the existing home.

The home includes many recent updates including a new roof, 200 amp service, new septic tank and appliances. Offered as a **FURNISHED** Home. Combined estimated taxes for this property would be **less than \$3,000**.

Please feel free to browse this site for additional information regarding the property. If you have additional questions, would like to schedule a tour or make an offer, please call us at Brookridge Custom Homes, 518-766-7187.

(Please no Realtor Listing Solicitation)

Call: Brookridge Custom Homes

518-766-7187

Or Visit: www.columbiacountyproperty.com

Home:

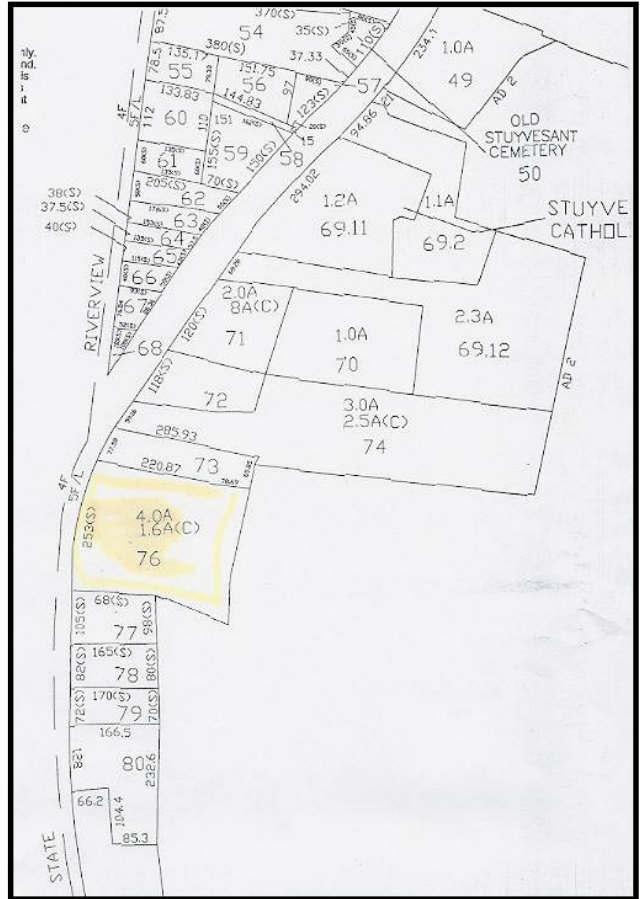
- 1910 construction of original home
- 1940's kitchen, bath, den, sunroom addition (*kitchen originally located in basement*)
- **Offered Fully Furnished**– for sale to settle estate
- **First Floor**– Large Living Room, Kitchen, Den, Bathroom Sunroom, Pantry/Hall Closet, Front Porch
- **Second Floor**– 1 large Bedroom w/ Closet, 2 small Bedrooms and 1 large Hall Closet
- **1 Car Garage** with dirt floor, currently used for storage

Upgrades:

- 1997- New Water Tank and Pipes
- 1998- Roof Replaced and 200amp service installed
- 1999- New Furnace and Water Pump
- 2000- New Septic Service with Extended Field
- 2003- New Septic Tank
- 2004- Outside Painted, new Stove, refrigerator, Washer and Dryer

Property:

- **SWIS#105300 Parcel # 52.1-1-76**
- **4 +/- Acres**
- House located on NW corner w/ **253 ft of road frontage**
- **Minor subdivision possible.** 3/4 acre min building lot requirement and Flag Lots allowed.
- **No Easements** or Rights of Way on this Property
- **5 minute walk to River** Front Park with Café, Post Office, in season Farmers Market, Kayak/Boat Launch for Hudson River, Fishing from Shore.
- **Ichabod Crane Central School District** and Private Schools available nearby
- **Combined Estimated Taxes based on selling price less than \$3,000.**



Copy of Tax Map

For More information, Please Contact:

Brookridge Custom Homes

518-766-7187

mail@brookridgeloghomes.com

www.brookridgecustomhomes.com

Or Visit:

www.columbiacountyproperty.com