

\$315,000 - 12 Campbell Road, Napanoch

MLS® #20232531

\$315,000

1 Bedroom, 1.00 Bathroom, 856 sqft
Residential on 4 Acres

N/A, Napanoch, NY

Welcome to the mountain! Nestled on the Shawangunk Ridge National Scenic Byway (The Gunks), above the Rondout Reservoir, this renovated Cedar Shake Cottage on 3.6 acres has it all! Solitude and the meditative sound of running water from the babbling brook winding its way to the small pond. Cabin sits right next to pond. There is a large picture window in the main vaulted ceiling family room, looking onto pond, there is a bonus sleeping loft, deck, small patio and a fenced in back yard to keep pets safe and hang out! Light a wood fire in the stone fireplace while you relax on one of the quietest roads I have never heard. Beautiful, newer, matching cedar shake, 2 car garage/workshop with electricity! Extra loft area for artist studio above garage, you can hear the sounds of the creek, just outside, as you create art and write! If you can pry yourself away, swim at nearby waterfalls, hunt for local herkimer diamonds, hike, rock climb, bike, kayak, ski, snowboard, hang glide and skydive. Attend the theater, Art Openings, Music and Food Festivals and there are excellent restaurants all in the immediate area or just a short drive! 20 min. to Mohonk Mountain and Minnewaska State Park Preserve! Everything you want for a weekend getaway, but, you will end up living here. Move in ready! The well water is most excellent! Lot's of Improvements, including New Roof, Cedar Fencing, New Well pump, Game changing new Star Link Satellite System, Built-in microwave. Comes furnished, kitchen,



dishes, couch with upgraded queen size fold out, Bedroom set, dry bar, grill, some tools and maintenance equipment to help manage the property... You can move right in! This cabin had a bustling Air B N B! Garage houses a workshop with electricity, woodshed off the back and an upstairs space that could be a studio or office. Survey included.

Built in 1940

Essential Information

MLS® #	20232531
Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	856
Acres	3.60
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Closed
MLS	ucbr_sold

Community Information

Address	12 Campbell Road
Area	Wawarsing
Subdivision	N/A
City	Napanoch
County	Ulster
State	NY
Zip Code	12458

Amenities

Parking	Driveway
# of Garages	2
View	Water

Is Waterfront	Yes
Waterfront	Pond, Stream, Other

Interior

Interior Features	Eat-in Kitchen, High Speed Internet, Vaulted Ceiling(s)
Appliances	Water Softener, Water Heater, Washer, Refrigerator, Range Hood, Range, Microwave, ENERGY STAR Qualified Appliances, Electric Water Heater, Dryer, Built-In Range
Heating	Electric, Oil, Wood
Has Basement	Yes
Basement	Partial
Fireplace	Yes
Fireplaces	Family Room, Stone, Wood Burning

Exterior

Exterior	Cedar, Frame, Shake Siding
Lot Description	Garden, Gentle Sloping, Pond On Lot, Secluded, Wooded
Roof	Asphalt, Shingle
Construction	Cedar, Frame, Shake Siding

School Information

District	Tri-Valley Central
----------	--------------------

Additional Information

Date Listed	September 1st, 2023
Days on Market	256
Zoning	Res 1