

# \$295,000 - 12 Fada Lane, West Shokan

MLS® #20213428

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## \$295,000

3 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 1 Acres

N/A, West Shokan, NY

This charming cottage has been an artist's home for 20 years. Home is perched on a gentle hill on 3/4 of an acre that feels like much more. This 3 bedroom 2 bath home has great light and is ideal for the serious gardener, with organic gardens, mature plantings, including roses and fruits and berries, and a great deal of planting potential to be nurtured. There is always something blooming 10 months a year. Home has 3 decks as well as an Aspen grove and seasonal stream that borders the backyard. Home is nestled on the side of South Mountain, with nearby activities and rail trails and has seasonal views of the mountains and the Ashokan Reservoir. This property will also remind you of a little village where you can stroll to the town park and pool as well as the Post Office, Library and Marty's Mercantile Café. New roof was installed on the home in 2021. There are 3 small recent sheds plus 1 older, larger outbuilding •potting shed• with electric which could be converted to a studio or a workshop. Property is located in the NYC watershed. The Catskill Watershed Corp. has a program that assists financially with septic up keep on request. Septic was replaced in 2015.



Built in 1934

## Essential Information

MLS® #                    20213428

Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.75
Year Built	1934
Type	Residential
Sub-Type	Single Family
Style	COTTAGE
Status	SOLD
MLS	ucbr_sold

### **Community Information**

Address	12 Fada Lane
Area	OLIVE
Subdivision	N/A
City	West Shokan
County	Ulster County
State	NY
Zip Code	12494

### **Amenities**

Parking	2-Car, DRIVEWAY-SHARED
Garages	None
View	MOUNTAIN, SEASONAL, WATER

### **Interior**

Interior Features	GAS STOVE CONNECTION, WASHER CONNECTION, SMOKE DETECTOR
Appliances	DRYER, RANGE, REFRIGERATOR, WASHER
Heating	FORCED AIR
Has Basement	Yes
Basement	INTERIOR ACCESS, UNFINISHED

### **Exterior**

Exterior Features	LANDSCAPED
Lot Description	PRIVATE, WOODED
Construction	FRAME/STICK

## **School Information**

District                    ONTEORA CENTRAL

## **Additional Information**

Date Listed                September 13th, 2021

Days on Market         500

Zoning                     03-RE1