

# \$445,000 - 12 St Josen Road, Accord

MLS® #20230973

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## \$445,000

3 Bedroom, 3.00 Bathroom, 3,108 sqft  
Residential on 7 Acres

N/A, Accord, NY

OPPORTUNITY knocking! This 3100+ sq ft home is in need of TLC and is a great opportunity for its next homeowner. Set on 6.5 acres on a dead end cul-de-sac this property has an 1870's farmhouse with several additions plus 2 small cottages. A classic rocking chair porch welcomes you in this special home. The large, sunlit kitchen features a center island, stainless steel appliances, and custom cabinets. The dining room opens into the courtyard. The living room has a gas fireplace, there's a library, and an office with high ceilings and custom built-ins. The primary bedroom also opens to a cedar room where the windows allow the sunlight to fill the room. Other features include wooden pocket doors, moldings, and skylights, a library with a loft above, a den and a bonus room . DUE TO structural and water damage concerns, the town has issued a condemnation letter so access to the property IS NOT PERMITTED. This letter and the Town's PUNCHLIST for rehab is available upon request and is in associated docs. Please look closely at the photos. The drone photos were taken April 17th for a recent look. All offers must be made "sight unseen" and due to the conditions of the town, this is an AS-IS sale. SELLER FINANCING AVAILABLE



Built in 1870

## Essential Information

MLS® #	20230973
Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,108
Acres	6.50
Year Built	1870
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

### Community Information

Address	12 St Josen Road
Area	Rochester
Subdivision	N/A
City	Accord
County	Ulster
State	NY
Zip Code	12542

### Interior

Interior Features	Eat-in Kitchen, Kitchen Island
Appliances	Refrigerator, Range
Fireplace	Yes
Fireplaces	Living Room

### School Information

District	Rondout Valley Schools
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### Additional Information

Date Listed	April 24th, 2023
Days on Market	381
Zoning	Res 1 AR 3