

# **\$399,000 - 145 Sportsman Road, Napanoch**

MLS® #20230608

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## **\$399,000**

3 Bedroom, 2.00 Bathroom, 1,320 sqft  
Residential on 7 Acres

N/A, Napanoch, NY

Hoping to buy that special retreat in the country, finally enough space to grow that garden or just need to escape from the hustle and bustle of city life? This classic two-story farmhouse may be the perfect fit! The house and two-car detached garage offers fieldstone exterior making this a rare and unique property. Privately sited on 7.20 acres, this property offers mature apple, pear and peach trees, a vineyard, raspberry bushes, and flowering gardens. Plenty of room to cultivate a vegetable garden. Beautiful pasture offers space for horses, lambs, goats or chickens with a 16 X 24 barn and chicken coop. Direct access to the Rondout Creek to enjoy fishing, swimming, or watching the bald eagles soaring by. Entering through the enclosed porch will lead you into the cozy living room with free standing wood burning stove. Eat-in kitchen still has that old country charm. Two bedrooms, family room and two full bathrooms round out the first level. Upstairs leads to the finished attic with one bedroom and additional living space for extended family, office, art/studio workspace, etc. Natural hardwood floors. Walk out basement allows for ample storage and canning room to store fresh canned goods. This country charmer offers a great weekend retreat or full time living nestled in the Catskills and easily accessible to shopping, restaurants and minutes to thousands of acres of state land at the Vernoooy Kill State Forest, Minnewaska State Park, Samâ€™s Point preserve and the



picturesque Rondout Reservoir, for all your recreational needs. Nice location and only 2 ½ hours from NYC. This home is just waiting for your ideas!

Built in 1948

**Essential Information**

MLS® #	20230608
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,320
Acres	7.20
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	145 Sportsman Road
Area	Wawarsing
Subdivision	N/A
City	Napanoch
County	Ulster
State	NY
Zip Code	12458

**Amenities**

# of Garages	2
View	Meadow
Is Waterfront	Yes
Waterfront	Stream

**Interior**

Interior Features	Eat-in Kitchen, High Speed Internet
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Appliances	Other, Water Heater, Washer, Refrigerator, Range Hood, Range, Dryer
Heating	Baseboard, Oil
Cooling	Ceiling Fan(s)
Has Basement	Yes
Basement	Concrete, Full, Unfinished, Walk-Out Access

## Exterior

Exterior	Frame, Stone
Lot Description	Landscaped, Level, Meadow
Roof	Asphalt, Shingle
Construction	Frame, Stone

## School Information

District	Ellenville Central
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## Additional Information

Date Listed	March 21st, 2023
Days on Market	420