

# **\$336,000 - 20 Beechford Drive, Boiceville**

MLS® #20232733

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## **\$336,000**

2 Bedroom, 2.00 Bathroom, 1,404 sqft  
Residential on 1 Acres

N/A, Boiceville, NY

Introducing a charming new Boiceville listing in the town of Olive. This spacious 2-bedroom, 2-bathroom home with a 2-car garage with walk-up storage is sure to capture your heart. This home is in the NYC watershed. With 1404 square feet of living space, there's plenty of room to make this house your own. Step inside and be greeted by a bright and inviting living room with a Gas fireplace to warm you on those chilly days and nights. The kitchen was redone in 2016 featuring custom wood cabinets and granite countertops. Imagine preparing delicious meals in this lovely space filled with so much natural light. The wrap-around deck offers a perfect spot for relaxing and enjoying the outdoors, while the beautiful landscaping with flowering plants throughout the seasons adds a touch of serenity to the surroundings. If you work from home you will love the light filled office space. Or, if you need two offices, the space over the garage is the ideal. One of the highlights of this property is the beautiful mountain view visible from the living room and front area of the house. Wake up to this picturesque scene every day! Don't forget about the fenced-in area as a safe place for your furry friends. This home also boasts the added benefits of ductless mini splits throughout the home and a Generac generator ensuring your comfort and convenience year-round. Conveniently located just about 8 miles from Woodstock and 5 miles from Phoenicia, you'll have easy access to nearby amenities and attractions like



The Ashokan Rail Trail, KalidoOscoper, the Onteora Mountain House, The Emerson Resort & Spa as well as easy access to some of the best fly fishing in the area. The iconic Phoenicia Diner is just a short hop away. Don't miss out on the opportunity to call this place home!

Built in 1980

**Essential Information**

MLS® #	20232733
Price	\$336,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,404
Acres	0.59
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	20 Beechford Drive
Area	Olive
Subdivision	N/A
City	Boiceville
County	Ulster
State	NY
Zip Code	12412

**Amenities**

Parking	Driveway, Off Street, Paved
# of Garages	2
View	Mountain(s)

**Interior**

Interior Features	Eat-in Kitchen, High Speed Internet
Appliances	Water Heater, Washer, Refrigerator, Range, Electric Water Heater, Dryer, Dishwasher
Heating	Baseboard, Ductless, Electric
Cooling	Ductless
Has Basement	Yes
Basement	Exterior Entry, Full, Interior Entry, Sump Pump, Unfinished
Fireplace	Yes
Fireplaces	Free Standing, Living Room, Propane

## Exterior

Exterior	Frame
Lot Description	Landscaped
Roof	Asphalt, Shingle
Construction	Frame

## School Information

District	Onteora Central
Elementary	Bennett 4-6

## Additional Information

Date Listed	September 19th, 2023
Days on Market	238