

\$275,000 - 2359 Lucas, High Falls

MLS® #20223504

\$275,000

2 Bedroom, 1.00 Bathroom, 1,201 sqft
Residential on 1 Acres

N/A, High Falls, NY

WATERFRONT PROPERTY ON RONDOUT CREEK IN HIGH FALLS. HOME HAS BEEN USED AS A WEEKEND GETAWAY FOR THE FAMILY FOR MANY YEARS. A BUYER WITH AN EYE FOR BEAUTY WILL SEE THE POSSIBILITIES THIS HOME AFFORDS. WITH SOME UPDATING AND AN IMAGINATION THIS COULD BE AN ADORABLE RENTAL OR AIR B&B OR PERHAPS JUST A WEEKEND GETAWAY THE WAY THE PREVIOUS OWNERS HAVE USED IT. I DON'T HAVE TO TELL YOU THAT WATERFRONT PROPERTY IS AT A PREMIUM ALWAYS. LOCATION IS SO IMPORTANT AS WELL AND HIGH FALLS IS CALLED THE CENTER OF THE UNIVERSE FOR MANY REASONS...THERE'S HIKING, GOLFING, RESTAURANTS, SHOPPING IN KINGSTON 10 MILES AWAY AND ONLY AN HOUR AND A HALF TO THE GEORGE WASHINGTON BRIDGE TO NAME A FEW. UTILITIES WILL NOT BE TURNED ON FOR INSPECTIONS. PROPERTY IS BEING SOLD AS IS AND IS PRICED ACCORDINGLY. ALTHOUGH THE HOUSE IS IN DESIGNATED FLOOD AREAS THE HOUSE HAS NEVER FLOODED AND SELLERS DO NOT HAVE FLOOD INSURANCE.



Built in 1920

Essential Information

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Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,201
Acres	1.20
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
MLS	ucbr_sold

Community Information

Address	2359 Lucas
Area	Marbletown
Subdivision	N/A
City	High Falls
County	Ulster
State	NY
Zip Code	12440

Amenities

View	Creek/Stream
Is Waterfront	Yes
Waterfront	Creek, Other

Interior

Appliances	Water Heater, Refrigerator, Range, Microwave, Electric Water Heater
Heating	Forced Air, Propane
Has Basement	Yes
Basement	Dirt Floor

Exterior

Exterior	Frame, Vinyl Siding
Lot Description	Landscaped, Level, Private, Secluded, Sloped, Wooded
Roof	Asphalt, Shingle
Construction	Frame, Vinyl Siding

School Information

District Rondout Valley Schools

Additional Information

Date Listed November 4th, 2022

Days on Market 555

Zoning R3