

# **\$1,100,000 - 306 Hamburg Rd, Catskill**

MLS® #146174

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## **\$1,100,000**

3 Bedroom, 2.00 Bathroom, 1,392 sqft

Residential on 0 Acres

N/A, Catskill, NY

Rarely does a home of this quality and location come along! Sited on apx 75 feet of direct river frontage, this meticulously renovated home offers breathtaking views up and down THE HUDSON RIVER, Mt. Merino and Rip Van Winkle Bridge. While the property is small the house is positioned perfectly to create your own river beach oasis! Relax in your stainless steel hot tub while enjoying stunning sunrises and even more breathtaking sunsets as the backdrop of the RVW Bridge, reflecting off the water's surface. The sun drenched open concept first floor features a new modern kitchen, dining al-cove, living room with a pellet stove and bedroom/den with an en-suite full bathroom. There are windows everywhere so you're able to take in the water and mountain views from every angle inside this amazing home! The upper floor offers a massive primary bedroom (once two separate bedrooms but could easily be converted back for a forth bedroom, if needed), a guest bedroom with a balcony and also a newly renovated two sink bathroom. The first floor flows seamlessly outside to a blue stone patio, pebbled lounge area, tiered flowering gardens (with watering system), all directly above your own beach. Enjoy entertaining your family and friends on the large wooden deck perfect for al fresco dining all season long. While close to everything the area has to offer this property surprisingly feels very secluded because the road is above the house and behind the retaining wall/wooden fence. The house has



all new appliances, on-demand water heater, air conditioning units, septic system and many other updates. This lot was laid out in a land grant patent dating back to 1790 making the location part of Hudson River, the town of Catskill and New York State history. Catskill Village: 5 mins, Hudson's Amtrak Station: 10 mins, Windham/Hunter Resorts: 25 Mins, NY Thruway: 10 mins and only 2 hours north of NYC. Come take a look at this one of a kind special property, you won't be disappointed.

Built in 1900

**Essential Information**

MLS® #	146174
Price	\$1,100,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,392
Acres	0.09
Year Built	1900
Type	Residential
Sub-Type	Residential
Style	2 Stories, Cottage
Status	Sold
MLS	cgndmls_sold

**Community Information**

Address	306 Hamburg Rd
Area	Catskill
Subdivision	N/A
City	Catskill
County	Greene
State	NY
Zip Code	12414

**Amenities**

Garages	None
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View	Far Reaching, Hilltop, Hudson River, Mountain, Panoramic, River, Water
Is Waterfront	Yes

### **Interior**

Appliances	Clothes Washer, Dishwasher, Microwave, Refrigerator, Stove
Heating	Other, Dual Service
Cooling	Central Air
Basement	No basement

### **Exterior**

Exterior	Aluminum, Vinyl
Windows	Casement, Crankout, Double Hung, Insulated
Roof	Asphalt, Shingle
Construction	Frame, Aluminum Siding
Foundation	Slab

### **School Information**

District	Catskill
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### **Additional Information**

Date Listed	April 30th, 2023
Days on Market	141
Zoning	Unknown