

# **\$699,000 - 413 Silver Spur Rd W, Purling**

MLS® #142799

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## **\$699,000**

16 Bedroom, 15.00 Bathroom, 16,547 sqft  
Multi Family on 10 Acres

N/A, Purling, NY

Price Reduced - Have a vision for your next commercial venture and looking for the ultimate property? Located just minutes outside of Cairo's Main Street Business District lies this unique investment opportunity. Situated between Mountain Ave and Silver Spur W, sits Phoenix Farm (AKA Eva's Farm)- an over 10-acre resort-like multi building compound currently being used as a cottage apartment complex. Meander through the sprawling lawns and walking trails enveloped with mature trees that lead you to the creek frontage where you will find true moments of bliss all while being surrounded by the Catskills Forest Preserve. Consisting of 13 buildings, Phoenix Farm houses a magnificent Victorian built in 1886 that's waiting to be brought back to its former splendor, a large barn perfect for a farmers' market, a dining hall in need of a full renovation, in-ground pool (being sold as is), 4-unit apartment building, 2-unit apartment building, and 8 cottages (some of which are renovated). Be a part of the Cairo and Purling revitalization by getting your business ideas from vision to reality! Approx. 2hrs from NYC, minutes to various local hiking trails, waterfalls and swimming holes and Windham and Hunter ski mountains.



Built in 1954

## **Essential Information**

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Price	\$699,000
Bedrooms	16
Bathrooms	15.00
Full Baths	15
Square Footage	16,547
Acres	10.30
Year Built	1954
Type	Multi Family
Sub-Type	Multi Family
Status	Sold
MLS	cgndmls_sold

### Community Information

Address	413 Silver Spur Rd W
Area	Cairo
Subdivision	N/A
City	Purling
County	Greene
State	NY
Zip Code	12470

### Amenities

Parking	off street parking
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### Interior

Heating	Other
Has Basement	Yes
Basement	Unfinished, Partial, Slab, Walkout

### Exterior

Exterior	Wood, Vinyl
Windows	Other
Roof	Shingle, Asphalt, Metal, Rolled/Hop Mop
Construction	Frame, Post & Beam
Foundation	Block, Brick/Mortar, Other, Slab, Stone

### School Information

District	Cairo-Durham
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### Additional Information

Date Listed	June 29th, 2022
Days on Market	296
Zoning	411- Apartments