

# \$275,000 - 50 Church, Livingston Manor

MLS® #20231208

**\$275,000**

3 Bedroom, 1.50 Bathroom, 1,654 sqft

Residential on 0 Acres

N/A, Livingston Manor, NY

If you're looking for in-town living with tons of character, look no further! This charming 1910 home boasts 3 spacious bedrooms and 1.5 baths, and sits on a private-feeling .34-acre lot just a few minutes walk from all the amenities of Livingston Manor's main drag. The house retains many of its period details, including gorgeous leaded windows, pocket doors, original wood floors, and wood trim that still maintains its original character. With great bones and an abundance of natural light, this home has everything you need to make it your own. Entering from the front door, you're greeted by a charming entry parlor and the gorgeous original staircase. Next up is the sunny sitting room, with windows onto the large front porch and pocket doors that lead to the inviting, high-ceilinged dining room. Dinner parties will definitely be on the agenda! The generously sized kitchen features plenty of cabinet and counter space, with room for a breakfast nook or coffee bar and sweet original details like a fold-out ironing board closet. Just off this space is a recently updated half bath, and an entrance to the backyard. Upstairs you'll find three well-sized bedrooms, all of which benefit from great light. The primary has a large dressing room that would be the perfect location for a future en suite bath. A full bath completes the second floor. The property comes complete with a garage, providing extra space for your car and storage. And on gorgeous Catskill summer days and bonfire nights, you'll appreciate the



peace of the quiet, dead-end street. While this house has retained its historic charm, it will require a new roof and work on the front porch to ensure this home remains an oasis for decades to come. But with some TLC, you'll have a beautiful home filled with character and charm that's hard to fake. With the location just a few minutes walk to the vibrant Main Street of Livingston Manor, you have easy access to all the amenities the community has to offer. New offerings this summer include an exciting collab between Sunshine Colony and The Highmeadow Project right next door to Spruce Home Goods (and Country House's new office!). After a fun day in town, hit the trails for a sunset hike up Beer Mountain at Upward Brewery which can be joined just around the corner from your backyard!

Built in 1910

## Essential Information

MLS® #	20231208
Price	\$275,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,654
Acres	0.34
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Closed
MLS	ucbr_sold

## Community Information

Address            50 Church

Area Sullivan  
Subdivision N/A  
City Livingston Manor  
County Sullivan  
State NY  
Zip Code 12758

### **Amenities**

# of Garages 1

### **School Information**

District Livingston Central Schools

### **Additional Information**

Date Listed May 11th, 2023

Days on Market 378

Zoning R2