

# **\$545,000 - 549 Mountain Ave, Purling**

MLS® #146597

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## **\$545,000**

4 Bedroom, 2.00 Bathroom, 1,742 sqft  
Residential on 2 Acres

N/A, Purling, NY

Welcome to 549 Mountain Ave, a stunning Victorian located in the charming hamlet of Purling. The home was completely renovated in 2021 and was used as a profitable vacation rental. The interior seamlessly combines traditional and contemporary elements, creating a unique and inviting ambiance. Step into the kitchen and admire the custom butcher block island and all new Samsung appliances. One of the standout features of this property is the solarium, accessible through French doors from the kitchen, which offers a panoramic view of the private backyard. Off the primary bedroom is a balcony perfect for enjoying your morning coffee. As you step outside, you'll discover a gravel patio with a sail shade, providing the ideal spot for relaxation. For the ultimate indulgence, immerse yourself in the 6-person cedar electric hot tub, nestled within the beautifully landscaped yard. Meander down a wooded trail off the backyard and be wowed by the property's water frontage on the Shingle Kill Creek. What sets this home apart is that it comes fully furnished, allowing you to effortlessly move in or begin renting it out immediately. Whether you're looking for a permanent residence or a lucrative investment opportunity, 549 Mountain Ave is ready to accommodate your needs. The location is also highly convenient, with easy access to Cairo, the Village of Catskill, and the renowned Hunter and Windham ski mountains. Plus, it's just under 2.5 hours away from NYC.



Schedule a showing today and experience the allure of 549 Mountain Ave for yourself.

Built in 1885

**Essential Information**

MLS® #	146597
Price	\$545,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,742
Acres	1.54
Year Built	1885
Type	Residential
Sub-Type	Residential
Style	Victorian
Status	Sold
MLS	cgndmls_sold

**Community Information**

Address	549 Mountain Ave
Area	Cairo
Subdivision	N/A
City	Purling
County	Greene
State	NY
Zip Code	12470

**Amenities**

Garages	None
View	Parklike, Stream, Water, Wooded
Is Waterfront	Yes

**Interior**

Appliances	Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Refrigerator, Stove, Other
Heating	Forced
Cooling	Central Air

Has Basement	Yes
Basement	Dry, Full, Unfinished

**Exterior**

Exterior	Vinyl
Windows	Thermopane, Vinyl Clad
Roof	Asphalt, Shingle
Construction	Frame
Foundation	Block, Poured Concrete, Stone

**School Information**

District	Cairo-Durham
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**Additional Information**

Date Listed	May 31st, 2023
Days on Market	9
Zoning	01