

\$349,000 - 608 Route 13, Prattsville

MLS® #20232243

\$349,000

3 Bedroom, 3.00 Bathroom, 2,304 sqft
Residential on 1 Acres

N/A, Prattsville, NY

Bucolic country roads guide you to this charming and lovingly maintained farmhouse that's a stone's throw from some of the best skiing and hiking in the Catskills. The inviting living room features wood beams and a stone fireplace, and is open to the large, eat-in kitchen with a wood stove and plenty of counter space. The first of three bedrooms could double as an excellent studio or work from home spot because it's tucked away from the rest of the home and features a bonus loft space and its own wood-burning stove. A dedicated laundry room and full bathroom complete the first floor. Upstairs, you will find two spacious ensuite bedrooms with ample storage. Whether you prefer the shade of a wrap-around rocking chair porch or the possibilities of a big open yard, this property has you covered. Add a garden and grow your own flowers and vegetables – there are plenty of sunny spots to choose from! Recent upgrades include: a brand new septic system, mini-splits for heating/cooling, chimney/wood stove repair and upgrades, and high speed internet. The attached garage is perfect for storing your outdoor gear and keeping the snow off your car. Nature lovers have plenty of choices for hiking, swimming, fishing, or just taking in the view in the surrounding area. Amenities abound with fun shops (like Van Dusen's!), fine dining, farmer's markets, and so much more only 5-15 minutes away. 2.5 hours to the George Washington Bridge! Please note that this property is in the Town of



Lexington but has a Prattsville mailing address.

Built in 1800

Essential Information

MLS® #	20232243
Price	\$349,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,304
Acres	0.56
Year Built	1800
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

Community Information

Address	608 Route 13
Area	Other
Subdivision	N/A
City	Prattsville
County	Greene
State	NY
Zip Code	12468

Amenities

Parking	Driveway
# of Garages	1

Interior

Interior Features	Eat-in Kitchen, High Speed Internet
Appliances	Water Heater, Washer, Refrigerator, Range, Electric Water Heater, Dryer, Dishwasher
Heating	Ductless, Electric, Heat Pump
Cooling	Ductless

Has Basement	Yes
Basement	Exterior Entry, Partial, Unfinished
Fireplace	Yes
Fireplaces	Living Room, Stone, Wood Burning

Exterior

Exterior	Frame, Vinyl Siding
Lot Description	Level
Roof	Asphalt, Shingle
Construction	Frame, Vinyl Siding

School Information

District	Wind-Ash-Jewett
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Additional Information

Date Listed	August 9th, 2023
Days on Market	286