

# **\$499,500 - 8 Brookbound Lane, Claverack**

MLS® #145204

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## **\$499,500**

3 Bedroom, 3.00 Bathroom, 1,827 sqft  
Residential on 1 Acres

N/A, Claverack, NY

Welcome to this expansive Ranch styled home set quietly upon its 1.3 Acres and just moments outside of the City of Hudson, with its restaurants, shops, galleries and Amtrak! The home is delightful from the first moment upon entering, with the flagstone floored Breezeway that greets you and your guests and connects the attached garages to the main home. It makes the perfect spot to sit back and relax with a book on a lazy summer's day, and also provides you access to the rear patio, yards and gardens. A step inside brings you to the very functional kitchen that boasts plenty of cabinetry, a breakfast nook area for informal dining, if desired, and also offers a laundry room with half bath nearby for ease and convenience on this main level! The living spaces in the home are perfect for just that...Living! The open floor plan between the dining room and spacious, cheerful living room, is perfect for entertaining and easy conversation, but also ideal for just cozying up in front of the fireplace for a fun night in. You'll find the formal entry centrally located in the home while the full bath and bedrooms are situated further down the hallway. Hardwood floors adorn the bedroom areas and the rooms are all quite spacious and offer plenty of closet space. The smallest of the bedrooms boasts a built-in desk and office storage space, perfect for the home office or the student, while the primary bedroom boast its own private, updated bath and an additional, secret room behind the bedroom ideal for hobbies, a



private office space, sitting room, yoga room...you decide! The lower level had been finished off in the past for a large family room plus additional room, highlighted with real knotty pine paneled walls, but is now ready for your imagination and creativity to make the perfect family room space for today. Outside you'll find the lovely stone patio, and the gardens scattered among the grounds will surely delight. An additional workshop/shed is set back on the property and there is plenty of room for outdoor garden parties, a game of croquet and BBQ picnic areas. Truly a lovely place to call home!

Built in 1957

### Essential Information

MLS® #	145204
Price	\$499,500
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,827
Acres	1.32
Year Built	1957
Type	Residential
Sub-Type	Residential
Style	1 Story, Ranch
Status	Sold
MLS	cgndmls_sold

### Community Information

Address	8 Brookbound Lane
Area	Claverack
Subdivision	N/A
City	Claverack
County	Columbia
State	NY

Zip Code	12513
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### **Amenities**

# of Garages	2
Garages	Attached
View	Catskills, Mountain, Neighborhood

### **Interior**

Appliances	Clothes Dryer, Clothes Washer, Dishwasher, Wall Oven, Refrigerator, Stove, Water Treatment, Other
Heating	Base Board, Heat Pump, Hot Water
Has Basement	Yes
Basement	Finished, Full, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

### **Exterior**

Exterior	Clapboard, Stone
Windows	Casement, Double Hung, Screens, Storm, Stained Glass
Roof	Asphalt
Construction	Frame
Foundation	Poured Concrete

### **School Information**

District	Hudson
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### **Additional Information**

Date Listed	February 28th, 2023
Days on Market	123
Zoning	Residential