

# 478 State Route 55A Napanoch

Fixer Upper Adjacent to State Land

## PROPERTY DETAILS



**Listing Price:** **\$69,000**

**Listing Address:** 478 State Route 55A

Napanoch NY 12458

**Bedrooms:** 3

**Full Baths:** 1

**Partial Baths:** 0

**SQ FT:** 1150

**Lot Size:** 2.97 acres

**Style:** Cottage

**Schools:** Tri-Valley

**QR Code:**

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## PROPERTY DESCRIPTION

A diamond in the rough! Very desirable site - private, part wooded, part lawn - yet just off Route 55A and the beautiful Rondout Reservoir. House is a handyman special with some nice features (deck, new 2007 metal roof). Restrictions on development assure a quiet future, as the large lot to the south is state owned. Low taxes. Ideal second home. Enjoy the country life as you remodel. No heat except woodstove at present - need to install baseboard radiators and connect the old furnace to a propane tank. Owner offers financing on \$20,000 + down.

## CONTACT INFORMATION



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**Equal Housing Opportunity**

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