

5681 S ROUTE 22 PAVE, MILLERTON, NY 12546

T H M

A

\$3,699,000



Listing #: 361372 **BRs & Bths:** 7 1/0
County: DUT **Exterior:** Wood
Post Office: MILLERTON **Color:** WHITE
Township: North East **Sub-Type:** FR
Zip Code: 12546- **Style:** Victorian
Subdivision: NONE **Year Built:** 1888
Above Grnd SF: 2907
School Dist: WEBUTUCK **Below Grnd SF:** 0
- High Sch: WEBUTUCK HIGH SCHOOL **Finished SF:** 2907
- Middle Sch: OTHER **Unfinished SF:** 0
- Elem Sch: WEBUTUCK ELEMENTARY **Total Square Feet:** 2907
SCHOOL
- Other Sch: **Square Ft Source:** Public Records
Property Id #: 13388900717000005417730000 **MBR 1st Level:** Y
New Const:

Directions

Rte 22/44 Millerton light, south to McGhee Hill Rd, property on right with signs on Map Page:

Mapping:

Room	Dimensions	Level	Room Sqft	Description
Living Room:		1		Fireplace
Dining Room:				
Family Room:				
Den:				
Kitchen:		1		Dining Area
Master Bdrm:		2		
Bedroom 1:		1		
Bedroom 2:		1		
Bedroom 3:		2, 2		
Bedroom 4:		2, 2		
Master Bath:		1		
Bathroom 1:				
Bathroom 2:				
Bathroom 3:				
Library:				
Game Room:				
Play Room:				
Media Room:				
Office:		1		
In-Law Apt:				
Loft:				
Foyer:				
Sunroom:				
Workshop:				
Laundry:				
Other:		1		Pantry

Room Count
Rooms: 13
Bedrooms: 7
Full Baths: 1
Half Baths: 0
Total Baths: 1/0
Of Stories: 2
Hcp Mod: N
Fireplaces: 1
Warranty:
Basement:
 UNFINISHED
Level 1 Desc:
 KIT, PANTRY, OFFICE, 2 BRs, BATH, LIVINGROOM WITH FIREPLACE
Level 2 Desc:
 5 BEDROOMS, WALK IN CLOSET
Level 3 Desc:
 ATTIC
Other Rooms:
 Pantry

Features

Acceptable Fin:	Cash, Conventional, FHA, VA, FDA Agricultural Loan	Amenities:	Bus Route, Public Transportation
Construction:	Frame	Heating:	Central Heat, Hot Water, Oil, Radiators
Electricity:	200+ Amps, Circuit Breakers	Cooling:	None
Roof:	Asphalt Shingles	Farms / Estates:	Barn, Fencing, Horse Farm, Stable, Tenant House
Foundation:	Stone	Water / Sewer:	Septic, Well
Parking/Garage:	3+ Cars, Off Street, Other	Miscellaneous:	Fixer Upper, Guest House, Horse Property
Exterior Feat:	Barn, Outside Lighting, Porch	Other:	Fee Simple, Listed in Another MLS, Subdivide Possible, Survey Available
Interior Feat:	9+ Foot Ceilings, Electric stove connection, Walk-In Closets, Walk-up Attic		
Basement:	Interior access, Unfinished, Walk-out		
Appliances:	Refrigerator		
Flooring:	Wood		
Equipment:	Cable Available		
Lot Dim:		Land Use:	210
Waterfront:		View Desc:	Greenbelt, Mountain, Panoramic
Lot Desc:	Corner, Level, Sloping, Views, Wooded	Fence:	Other, Partial
		Acres:	466
		Zoning:	A3A
		Near or In Ag Dist:	Y

Remarks

466 acres naturally divided by 2 rds , 270 Acres with Victorian, cottage, horse barn and auction barn, 47.89 acres of open pasture, 150 acres with 40+ acres of pasture, woods and elevated land. Owner will consider selling separate parcels. Beautiful period Victorian needs work but could be a magnificent main house or Bed and Breakfast Inn. 2 Br guest or caretaker's cottage, antique post and beam barn and 6000+/- auction barn with cathedral ceiling and stage (great for music or theater venue). The owner will consider selling the 149+/- acres on the other side of McGhee Hill road separately subject to planning board approval at \$1,200,000 The owner will also sell the 270 acres on Route 22 together with the acreage (49+/- acres) on the east side of Route 22 at \$2,560,000 or the 49+/-

acres on the East Side of Route 22 for \$400,000 also subject to Planning Board Approvals for a subdivision. This sproerty is divided by 3 roads which makes for a natural and automatic division of the land. The owner will only sell the 49+/- acres simultaneously with the 270A or after the 270A has been sold. The property has been surveyed with individual descriptions for each parcel. There are many private home sites with distant mountain views on this property.

Financial / Transaction Information

Tax Amount:	\$22,444	School Tax:	\$14,500	Hyde Pk F/W Tax:	
Land Tax:	\$7,944	Village Tax:	\$0	Real Tax:	
Assess Value:	\$1,692,400	Tax Year:	2016	Exemption:	Other
HO Association:	N	Negotiate Through:	LBRKR	Sub Agent Comp:	3
HOA Fee:		HOA Contact:		Buyer's Agent Comp:	3
HOA Fee Includes:				Broker s Agent Comp:	0
Foreclosure:	N	Short Sale:	N		

Office Information

List Office:	STEDML	List Office Name:	STEED REAL ESTATE	List Office Phone:	914 489-8706
List Agent Code:	4447	List Agent Name:	RONALD B STEED	List Agent Phone:	914 489-8706
List Agent 2 Code:		List Agent 2 Name:		List Agent 2 Phone:	
Buy Agent Auth:	Y	Owner Name:	KAPLAN	Appointment Phone:	914-489-8706
Date Listing Rec:		Off Market Date:		Listing Type:	ER
Listing Date:	5/8/2017	Update Date:	07/26/2018		
Show Instructions:	Accompany Showing, Appointment Required, Call List Agent, Call List Office, Sign-In Sheet Req.			List Agent Email:	briarcliff@gmail.com
Lock Box Desc:	None			Occupied:	T

Confidential Remarks

Additional Information

Selling Office:		Selling Agent:		Original Price:	\$5,129,080
Closing Forms:		Selling Agent 2:		List Price:	\$3,699,000
Closed Date:		Market Time:	447	Sale Price:	
				Seller	
				Concession:	

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