

5681 S ROUTE 22 PAVE, MILLERTON, NY 12546



PC

\$4,194,000



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

**Directions**

Rte 22/44 Millerton light, south to McGhee Hill Rd, property on right wivth 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		
Bathroom1:				
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**

<b>Acceptable Fin:</b>	Cash, Conventional, FHA, VA, FDA Agricultural Loan	<b>Amenities:</b>	Bus Route, Public Transportation
<b>Construction:</b>	Frame	<b>Heating:</b>	Central Heat, Hot Water, Oil, Radiators
<b>Electricity:</b>	200+ Amps, Circuit Breakers	<b>Cooling:</b>	None
<b>Roof:</b>	Asphalt Shingles	<b>Farms / Estates:</b>	Barn, Fencing, Horse Farm, Stable, Tenant House
<b>Foundation:</b>	Stone	<b>Water / Sewer:</b>	Septic, Well
<b>Parking/Garage:</b>	3+ Cars, Off Street, Other	<b>Miscellaneous:</b>	Fixer Upper, Guest House, Horse Property
<b>Exterior Feat:</b>	Barn, Outside Lighting, Porch	<b>Other:</b>	Fee Simple, Listed in Another MLS, Subdivide Possible, Survey Available
<b>Interior Feat:</b>	9+ Foot Ceilings, Electric stove connection, Walk-In Closets, Walk-up Attic		
<b>Basement:</b>	Interior access, Unfinished, Walk-out		
<b>Appliances:</b>	Refrigerator		
<b>Flooring:</b>	Wood		
<b>Equipment:</b>	Cable Available		
<b>Lot Dim:</b>		<b>Land Use:</b>	210
<b>Waterfront:</b>		<b>View Desc:</b>	Greenbelt, Mountain, Panoramic
<b>Lot Desc:</b>	Corner, Level, Sloping, Views, Wooded	<b>Fence:</b>	Other, Partial
		<b>Acres:</b>	466
		<b>Zoning:</b>	A3A
		<b>Near or In Ag Dist:</b>	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 seperate 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 \$1,425,000 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 \$2,930,000; or the 49+/-

acres on the East Side of Route 22 for \$550,000 also subject to Planning Board Approvals for a subdivision. This sproperty is divided by 3 roads which makes for a natural and automatic division of the land. The property has been surveyed with individual descriptions for each parcel. There are many private home sites with distant mountain views on this property.

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**Financial / Transaction Information**

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**Tax Amount:** \$22,444  
**Land Tax:** \$7,944  
**Assess Value:** \$1,692,400  
**HO Association:** N  
**HOA Fee:**  
**HOA Fee Includes:**  
**Foreclosure:** N

**School Tax:** \$14,500  
**Village Tax:** \$0  
**Tax Year:** 2016  
**Negotiate Through:** LBRKR  
**HOA Contact:**

**Short Sale:** N

**Hyde Pk F/W Tax:**  
**Real Tax:**  
**Exemption:** Other  
**Sub Agent Comp:** 3  
**Buyer's Agent Comp:** 3  
**Broker's Agent Comp:** 0

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**Office Information**

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**List Office:** STEDML  
**List Agent Code:** 4447  
**List Agent 2 Code:**  
**Buy Agent Auth:** Y  
**Date Listing Rec:**

**List Office Name:** STEED REAL ESTATE  
**List Agent Name:** RONALD B STEED  
**List Agent 2 Name:**  
**Owner Name:** KAPLAN  
**Off Market Date:**

**Update Date:** 05/15/2018

**List Office Phone:** 914 489-8706  
**List Agent Phone:** 914 489-8706  
**List Agent 2 Phone:**  
**Appointment Phone:** 914-489-8706  
**Listing Type:** ER

**Show Instructions:** Accompany Showing, Appointment Required, Call List Agent, Call List Office, **List Agent Email:** [briarcliff@gmail.com](mailto:briarcliff@gmail.com)  
Sign-In Sheet Req.

**Lock Box Desc:** None

**Occupied:** T

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**Confidential Remarks**

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**Additional Information**

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**Selling Office:**  
**Closing Forms:**  
**Closed Date:**

**Selling Agent:**  
**Selling Agent 2:**  
**Market Time:** 373

**Original Price:** \$5,129,080  
**List Price:** \$4,194,000  
**Sale Price:**  
**Seller**  
**Concession:**

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