

COUNTRY HOUSE

REALTY



154 BLAKE ROAD ARKVILLE, NY 12406

Delaware County, Town of Middletown
SBL: 329.-1-35

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 1,148
- Acres: 2
- Built: 1991

LISTING PRICE

\$299,000

For access, please
reference Showing Time
or instructions from the
office.



SYSTEMS AGES, DETAILS & UPGRADES

- Oil: Tank located on side of the house between the house and garage
- Propane: Tanks are for gas stove only, they are located in the back of the house, one is in use and the second is a backup
- Furnace: New 2023
- Roof: 2021
- House is Manufactured Housing
- Septic: Tanks are located on the side of the house facing the forest, replaced in 2022, leach field is in the yard also on the side of the house facing the forest
- Well: Located by the garage
- Hot tub
- Windows: 2022
- Front door: 2022
- Lower deck: Built 2021
- Home is on a private road with no written maintenance agreement. All properties share cost of plowing.

UTILITIES

- Heat: Forced air
- Fuel: Oil, propane
- Water heater: Electric, 2022
- Internet/TV: High speed cable internet, cable television available
- Sewer: Septic
- Water: Well
- Cell service: Excellent

ATTIC + CRAWL SPACES

- Attic: None
- Crawlspace: Yes, 2 points of entry- side of the house facing the garage and side of the garage facing the forest

FINANCIALS

Taxes:

Town/Co.: \$1,330

School: \$999

Rental Income:

\$49,000/2022

Operating Costs:

Electric: \$2,040/year

Fuel: \$1,739/year

Mowing: \$240/year

Plowing: \$310/year (\$62/service)

Insurance: \$800/year

