

# COUNTRY HOUSE

REALTY



## 2814 County Road 20 Cornwallville, NY 12418

Greene County, Durham  
SBL: 48-2-7

### PROPERTY FEATURES

4 BEDROOMS + 1 BONUS  
2.5 BATHROOMS  
CORNWALLVILLE CREEK  
2 STORY BARN  
COOP/SHED/WORKSHOP

### PROPERTY DETAILS

- Square feet: 2778
- Acres: 10.29
- Built: 1947

### LISTING PRICE

\$649,000

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



## SYSTEMS AGES, DETAILS & UPGRADES

- Heating system in addition upgraded to pex pipes 2022
- New washer and dryer 2022
- Portions of roof resingled 2021
- Several new windows 2021
- New deck 2021
- Replaced front stairs 2021
- Painted house and outbuildings 2021
- New 1250 gal septic tank + additional plumbing 2021
- New wood flooring upstairs 2021
- Removed several problematic trees 2020-21
- Replaced hot water heater 2020

## UTILITIES

- Heat: Oil Hot water baseboard + radiators
- Fuel: Oil + Propane
- Water heater: Propane, 3 years old
- Internet/TV: High Speed Cable
- Sewer: Septic 1250 gals, back yard
- Water: Drilled well, in crawl
- Cell service: Spotty

## FINANCIALS

### Taxes:

- Town/Co: \$3,010
- School: \$3,804

### Operating Costs:

- Electric: \$150/mo
- Fuel: \$4,800/year
- Mowing: \$1,550/year
- Plowing: \$700/year

## ATTIC + CRAWL SPACES

- Full, unfinished basement
- Scuttle attic

