

COUNTRY HOUSE

REALTY



CATALPA COTTAGE

639 SPILLWAY RD, WEST HURLEY, NY 12491

Ulster County, Town of Marbletown
SBL: 46.2-2-8

PROPERTY FEATURES

2 BEDROOMS
1 BATHROOM
FULLY GUTTED

PROPERTY DETAILS

Square feet: 941
Acres: 2
Built: 1962

LISTING PRICE

\$225,000

ANNUAL TAXES

Town: \$605.14
School: \$1,573.59
Total: \$2,178.73

For access, please use ShowingTime



SYSTEMS AGES, DETAILS & UPGRADES

- Interior gutted and renovation-ready (formerly 2br/1ba)
- Seasonal Catskill Mountain views
- Neighboring DEP-owned “forever wild” land (Ashokan Reservoir)
- Detached shed with electric and water connections
- Forked gravel driveway leading to two landing areas/potential building sites
- Trees took overhead power lines down in recent storm, CenHud will reconnect at no-cost (seller flagged front yard where they planned to put electric service in an underground trench)
- USE CAUTION! Please watch where you step! There may be exposed nails and other sharp objects in wood and walls. Do not use the deck stairs that face the road (bottom step is loose).

UTILITIES & MISC

- Age of Roof: 20 years
- Heat: None
- Fuel: None
- Water heater: None
- Internet/TV: Spectrum available
- Sewer: Cement Tank (1000 gal)
- Water: Well
- Trash: Private
- Cell service: Poor

*Listing presented by MJ Collum,
Country House Realty*

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