

COUNTRY HOUSE

REALTY



70 OLD BROADHEAD WOODBOURNE, NY 12733

Sullivan County, Town of Fallsburg
SBL: 3.-1-1.5

PROPERTY FEATURES

2 BEDROOMS
2 FULL BATHROOMS
FINISHED BASEMENT

PROPERTY DETAILS

- Square feet: 1,053
- Acres: 12.13
- Built: 2014

LISTING PRICE

\$440,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- New bannisters, stairs, window trim + light fixtures since 2020
- Installed propane stove 2020
- Kitchen backsplash 2020
- Finished basement 2020
- House and garage repainted 2020
- New washer and dryer
- New dishwasher
- New refrigerator
- Home built in 2014, all major systems original
- Spectrum high speed internet recently available
- Whole house generator included
- Furnishings available for purchase

UTILITIES

- Heat: Forced air + baseboard
- Central A/C
- Fuel: Propane
- Water heater: Electric
- Internet/TV: Spectrum High Speed
- Sewer: Septic
- Water: Drilled well
- Cell service: Excellent

ATTIC + CRAWL SPACES

- No attic
- Full basement





WHAT THE SELLERS LOVE ABOUT IT

The open floor plan is great for entertaining. The view out of the front deck is unbeatable. I love the finished studio space in the garage for working, relaxing, happy hour, and working out. And—perhaps best of all—we have over a FULL ACRE of wild blueberry bushes! We harvest and get a years worth of berries each season.

FINANCIALS

Taxes:

Town/Co.: \$3,144
School: \$3,290

Operating Costs:

Electric: ~\$1200/year
Fuel: ~\$1200/year
Plowing: \$500/year

