

# COUNTRY HOUSE

REALTY



## 89 Henderson Road Hankins, NY 12741

Sullivan, Fremont  
SBL: 32.-1-19.4

### PROPERTY FEATURES

4 BEDROOMS  
(Including bunk room)  
3 FULL BATHROOMS

### PROPERTY DETAILS

- Square feet: 3,300
- Acres: 12
- Built: 2023

### LISTING PRICE

\$875,000

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



## SYSTEMS AGES, DETAILS & UPGRADES

- Built in late 2023, all systems are new
- Fireplace: Wood burning fireplace insert, with stone surround harvested from property
- Primary suite with walk-in shower
- Mud room
- Patio with fire pit
- Built-in window seats
- LP Smart Siding: Engineered wood
- All building permits have been closed out
- Foam insulation in the walls, R-49 batt insulation in ceiling

## APPLIANCES + FIXTURES

- Frigidaire range
- Frigidaire refrigerator
- Dishwasher
- GE washer + dryer
- Central vacuum
- Kohler and Delta fixtures

## UTILITIES

- Heat: Forced air
- A/C: Central
- Fuel: Propane. Property-owned tank. Buried to the south of the house between the driveway and the tree
- Water heater: On-demand
- Internet/TV: Starlink
- Septic: Tank is located behind the house and to the north about 50 ft. the field runs parallel to the rear of the house located about 40 ft behind the house
- Water: Drilled well, located in the circle of the driveway
- Cell service: AT&T excellent

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## ATTIC + CRAWL SPACES

- Pull down stairs in the upstairs hallway







#### FURNITURE

- All indoor furniture is available for separate purchase

#### FINANCIALS

**Taxes\*:**

Town/Co.: \$906

School: \$1,017

\*Reflects land, pre-build. Property has not been reassessed.

**Operating Costs:**

Electric: \$60 - \$150 a month





14.50 ACRES  
Lot 3

12.01 ACRES  
Lot 2

11.08 ACRES  
Lot 1

SURVEY MAP

OF LANDS OF:

ROYALTY

**AGENTS:**  
 THE PROJECTS HEREIN ARE OFFERED  
 BY THE STATE OF NEW YORK AND  
 AUTHORITY UNDER AUTHORITY OF  
 ACTS OF THE LEGISLATURE.  
**AL. CHAMBERS, INCORPORATED**  
 100 WALL STREET, NEW YORK, N.Y.  
 (SEE MAP FOR OFFICE ADDRESS)  
 AND REAL ESTATE BROKERS.

**CELESTIALS 701**  
 STATE OF NEW YORK  
 AL. CHAMBERS, INCORPORATED  
 100 WALL STREET, NEW YORK, N.Y.  
 OFFICE OF THE STATE ENGINEER  
 AND SURVEYOR  
 AL. CHAMBERS, INCORPORATED  
 100 WALL STREET, NEW YORK, N.Y.

BEING THE STATE ENGINEER'S INSTRUMENT  
 IN GREAT LINDS, PART OF THE 23rd SECTION  
 IN THE TOWN OF TOWNSEND, WESTCHESTER COUNTY,  
 NEW YORK



**ROBERT T. LEWIS**  
 STATE ENGINEER AND SURVEYOR  
 100 WALL STREET, NEW YORK, N.Y.  
 PHONE 432-2631  
 1911