

COUNTRY HOUSE

REALTY



4929 STATE ROUTE 52 JEFFERSONVILLE, NY 12748

Sullivan County, Town of Delaware
SBL: 7-3-6

PROPERTY FEATURES

3 BEDROOMS
1 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 1,014
- Acres: 0.31
- Built: 1932

LISTING PRICE

\$329,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Approx 70' of creek frontage
- Renovated kitchen and bathroom- new appliances
- Other renovations include: Fresh paint, refinished hardwood floors throughout, new blinds and ceiling light fixtures throughout, new bulkhead door to basement, new back stairs to porch
- Masonry wall restored in backyard
- Roof: Asphalt shingle 2020
- Newly painted exterior and garage
- New fence along side of house
- Oil tank is located in the basement
- Furnace: Over 10 years old, serviced in Fall 2022
- Well head located in the basement
- Quiet backyard, home is walking distance to shops and restaurants on Main St
- Lovely large front porch overlooking Main St.
- Home features original woodwork and detailing throughout
- Neighbors have a Right of Way from the street to their garage along the property line
- Home is currently being used as a short term rental: Rental income in 2022 was \$22,000

UTILITIES

- Heat: Hot water steam
- Fuel: Oil
- Water heater: Boiler
- Internet/TV: Spectrum high-speed cable
- Sewer: Municipal
- Water: Well
- Cell service: Spotty, home has a landline, can use wifi calling

ATTIC + CRAWL SPACES

- Attic: Access if in second floor hallways, unfinished, not able to stand up in it
- Basement: Full basement, access is off kitchen and from an outside door





HISTORY

FINANCIALS

Taxes:

Town/Co.: \$2,664

School: \$1,607

Operating Costs:

Electric & Oil: \$3,565 for 75% occupancy

Mowing

Flood insurance: \$750/year

