

COUNTRY HOUSE

REALTY



51 Major Marie Rossi Dr. Bethel, NY 12720

Sullivan, Bethel
SBL: 15.-1-19.15

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 1456
- Acres: 2.10
- Built: 1991

LISTING PRICE

\$389,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Dual fuel oil/propane capable boiler installed 2022, under warranty which will transfer with sale
- Updates over the last 5 years include: roof, windows, skylights, and siding.
- Split unit for AC/Heat in Living Room and Dining Area
- New 32" width basement walk-out door
- 2 car garage with wood stove, wood-stove is in good shape but will need a new chimney
- Fire pit

UTILITIES

- Heat: Hot water baseboard
- Fuel: Oil
- Water heater: Boiler
- Internet/TV: Spectrum
- Sewer: Septic
- Water: Drilled well
- Cell service: Good

FINANCIALS

Taxes:

Town/Co.: \$2803.32

School: \$2582.99

Operating Costs:

Electric: \$1319.99

Fuel: \$2494.38

Internet: \$49.99 per month

ATTIC + BASEMENT

- Full poured-concrete walkout basement
- Attic – scuttle

