

COUNTRY HOUSE

REALTY



2 Stone Arch Rd. Kenoza Lake, NY 12750

Sullivan County, Town of Delaware
SBL:21.-1-23.11

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 1900
- Acres: 1.1
- Built: 1905
- Renovated: 2022

LISTING PRICE

\$495,000

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



SYSTEMS AGES, DETAILS & UPGRADES

Recent Updates (2022):

- New oil burning furnace
- New pressure tank
- Closed cell spray foam insulation in basement and attic
- Finished attic flex space
- Added wood stove in living room
- Exposed and refinished original wood flooring
- New paint throughout house
- New exterior doors
- New bathroom fixtures
- Refinished and painted kitchen flooring
- New tiling and backsplash
- New roof (2018)

Other highlights include:

- Wrap around porch
- Access to Stone Arch Bridge Historical Park
- Central Sullivan County location
- Year round western sunset views

UTILITIES

- Heat: Hot Water Baseboard and electric baseboard
- Fuel: Fuel Oil, in basement
- Water heater: Propane Standalone
- Internet/TV: Spectrum Broadband
- Sewer: Septic (Pumped 2021) - on north side of driveway
- Water: Drilled Well - under deck hatch off of mud room
- Cell service: Fair, excellent with wifi calling

FINANCIALS

Taxes:

Town/Co.: \$2,299

School: \$1,992

Total: \$4,291

