

# COUNTRY HOUSE

REALTY



## Bespoke Bungalow

17 Prospect St, Saugerties, NY 12477

Ulster County, Village of Saugerties  
SBL:18.54-8-10

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#### PROPERTY FEATURES

2 BEDROOMS  
1 FULL BATHROOM  
FINISHED LOFT SPACE

#### PROPERTY DETAILS

- Square feet: 1,302
- Acres: .15
- Built: 1920

#### LISTING PRICE

\$399,000

*For access, please reference Showing Time*



## SYSTEMS AGES, DETAILS & UPGRADES

- Age of boiler/HWH: Feb 2023 (with 3-year warranty)
- Age of roof: Approximately 11 years
- Age of appliances: 1 year (Refrig, Stove, Dishwasher, W/D)
- Finished loft space with new pine floors and railings
- Newly sanded, sealed, and painted exterior wood siding
- New nest wi-fi enabled thermostat
- New shower (plumbing, hardware, tub, and tiling)
- New electric portable A/C units (4 total)
- Sellers have permit to reconstruct rear yard shed (which is oversized per current code)—quote for similar-sized (10×24 ft) shed from Brad's Barns is in associated docs
- Furnishings available for purchase

## UTILITIES

- Heat: Baseboard (hot water)
- Fuel: Municipal Gas
- Water heater: On Demand
- Internet/TV: Spectrum
- Sewer: Municipal
- Water: Municipal
- Trash: Welsh (private service)
- Cell service: Excellent

## FINANCIALS

### Taxes:

School: \$3,507

Town/Co: \$2,494

Total: \$6001

