



MJC
COUNTRY HOUSE REALTY



CEDRUS CABIN

125 SUNDOWN RD, KERHONKSON, NY 12446

Ulster County, Town of Rochester

SBL: 60.1-3-3.200

MLS #: 20231099

PROPERTY FEATURES

1 BEDROOM + SLEEPING LOFT

1 BATHROOM

NEW CONSTRUCTION

SPRAY FOAM INSULATED

FOSSIL FUEL FREE

For access, please schedule through ShowingTime

PROPERTY DETAILS

Gross SF: Approx 676

Lot Size: 4.5 ac

Built: 2021

LISTING PRICE

\$399,000

ANNUAL TAXES

Town/Co: \$695

School: \$1,821

Total: \$2,516



SYSTEMS, DETAILS & UPGRADES

- New interior finish-out, including all new plumbing, electrical, heating systems, sheetrock, insulation, kitchen, and bathroom
- Age of roof: 3 years (metal)
- New septic w/pump and alarm, installed November 2021
- New well drilled 2020, 40' deep (report in associated docs)
- Custom kitchen w/new stainless steel appliances
- New washer/dryer
- Polished concrete floors
- Year-round creek on parcel with wooden footbridge
- Approx 1ac of fenced meadow at front of parcel

UTILITIES

- Avg utilities: \$167/mo (electric)
- Heat: Baseboard (hot water), ductless mini-split, wood stove
- Fuel: None (all electric)
- Water heater: Electric, tankless
- Internet/TV: High speed (Spectrum)
- Sewer: Septic
- Water: Well
- Trash: Private
- Cell service: None (wifi calling only)

*Listing presented by MJ Collum,
Lic Salesperson, Country House Realty*

*(c) 917-753-3181
(e) mj@countryhousety.com
(ig) @hvcatkillsagent*

