

COUNTRY HOUSE

REALTY



3 CORKSCREW ROAD BARRYVILLE, NY 12719

Sullivan County, Town of Highland
SBL: 20.-1-69

PROPERTY FEATURES

2 BEDROOMS
1 FULL BATHROOM
1 HALF BATHROOM

PROPERTY DETAILS

- Square feet: 1,700
- Acres: 1.35
- Built: 1935

LISTING PRICE

\$410,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Heat: Radiant heat on ground floor; split units in upstairs bedrooms, living room, and finished basement; electric baseboard in upstairs bathroom; hydronic radiator in unfinished basement
- Furnace: 2020, Last serviced 2022
- Navien on demand heating unit installed for radiant heat and hot water, 2020
- Propane: 500 Gallon tank owned by seller
- Roof: Approx. 2013
- Septic: Tank and leach field located behind the house
- Well head: Located in basement
- All new flooring, sheetrock and insulation on second floor added in 2020
- 200 Amp electric service, 2020
- Whole house water filtration system installed 2020
- Navien on demand heating unit
- Finished basement flex room, 2020
- New gutters, 2020
- Windows: Marvin fiberglass windows installed in entire house except great room, 2020
- Re-insulated the attic crawlspace, 2020
- Kitchen: Hardware, faucets, and built in cabinets, 2020
- Cut in new driveway with drainage and installed Bluestone exterior entry, 2020
- New refrigerator, dishwasher and washer/ propane dryer, 2020

UTILITIES

- Heat: Electric baseboard, radiant, split units
- A/C: Split unit
- Fuel: Electric, propane
- Water heater: Propane, on-demand
- Internet/TV: Spectrum high-speed
- Sewer: Septic
- Water: Well
- Cell service: Spotty, wifi calling available

ATTIC + CRAWL SPACES

- Attic: Small, access from bedroom hatch
- Basement: Full, walkout

FINANCIALS

Taxes:

Town/Co.: \$2,990

School: \$3,324

Operating Costs: Last 12 months

Electric: \$1,548

Fuel: \$750

Mowing: \$840

Water service: \$340 (2x/year)

