

COUNTRY HOUSE

REALTY



99 Gina Lane SMALLWOOD, NY 12778

Sullivan County, Town of Bethel
SBL: 37.A-1-23

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 1,900 + 832 sf finished lower level
- Acres: .86
- Built: 1989
- Attached garage
- Optional HOA with lake access and more for nominal fee

LISTING PRICE

\$449,000

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



SYSTEMS AGES AND DETAILS

- Roof: Estimated replacement in 2017
- Whole house generator: Installed in 2020
- Heating/cooling: 5 mini splits (2 added in 2020)
- Hot water heater: New in 2023
- Septic: Leach field replaced in 2020, last pumped in 2022

UPGRADES AND IMPROVEMENTS

- Kitchen updates include: New dishwasher, cabinets, sink, countertops, tile backsplash, and butcher block counter
- Downstairs bathroom updates include: Sink, vanity, toilet, mirror, lighting, shower door and exhaust fan
- Replaced pellet stove in 2021
- Replaced flooring throughout much of the house in 2020
- Fenced in the yard in 2022
- Replaced hot tub in 2021
- Electrical updates include: Addition of garage door openers, outdoor lighting, and ceiling fans in the living and dining rooms
- Stained the deck (2023) and added a direct connection to propane for the grill (2020)

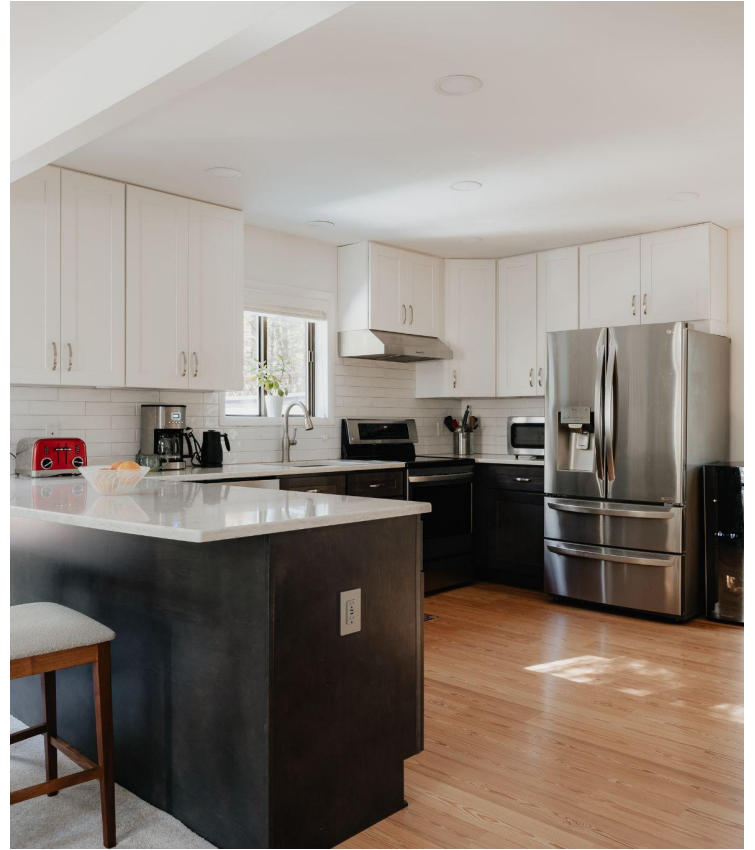
UTILITIES

- Heat: Mini splits and supplemental electric baseboard
- Fuel: Electric
- Air conditioning: Mini splits
- Water heater: Electric standalone
- Internet/TV: Spectrum high speed data
- Whole house generator: Propane tanks are leased and on the right side of the house
- Sewer: Septic, tank is behind the house/deck
- Water: Drilled well is in front of the house, to the right if facing the house
- Cell service: Excellent

ATTIC + BASEMENT

- Full finished walkout basement with additional living space and an exercise room
- No attic





ADDITIONAL INFORMATION

- Optional lake association fee of \$350 annually provides a swimming beach with lifeguard supervision and a boat launch on Mountain Lake, a non-motor boat lake, plus Lake Hill Lodge and Park Complex consists of a children's playground, a multi-use ball field, tennis, pickleball, basketball, and handball courts. More information available at: <https://smallwoodcivicassociation.org/>
- Short term rental friendly but only owners of the home are allowed to use the amenities of the lake association.

FINANCIALS

Taxes:

Town/Co.: \$3,335

School: \$3,508

Annual Operating Costs:

Electric: \$4,200

Fuel: Included in electric costs

Mowing and Plowing: \$800

~ note current owners have been full-time

Listing presented by Heather Quaintance

Questions? Reach out at 518-382-9107 or heather@countryhouserealty.com

