

# COUNTRY HOUSE

REALTY



## 127 ROCKLAND ROAD ROSCOE, NY 12776

Sullivan County, Town of Rockland  
SBL: 23.-3-3 + 23.-3-2.1

### PROPERTY FEATURES

3 BEDROOMS  
2 FULL BATHROOMS  
2 HALF BATHROOMS

### PROPERTY DETAILS

- Square feet: 1,984
- Acres: .42
- Built: 1961

### LISTING PRICE

\$310,000

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



## SYSTEMS AGES, DETAILS & UPGRADES

- New roof 2020
- Seamless gutters 2020
- Water heater 2020
- Bathrooms updated 2020
- Kitchen updated 2023
- All upstairs walls and repainted 2023
- New windows along back side of house 2020
- Waterproofing installed around basement 2019

## OTHER DETAILS

- House zoned mixed use
- Attached studio / office / retail space with separate entrance
- Parking for 5+ cars
- The garage door on the exterior is a remnant of an old layout. On the interior is the primary bedroom suite
- The house is in floodplain. Seller pay \$1,938 a year for flood insurance
- Contents of basement to stay

## UTILITIES

- Heat: Hot water baseboard
- Fuel: Oil, Solar
- Water heater: Electric stand alone
- Internet/TV: Spectrum high speed
- Sewer: Municipal
- Water: Municipal
- Cell service: Excellent

## ATTIC, CRAWL SPACES + BASEMENT

- Attic access available from exterior of home, above attached shed and accessible by ladder
- Basement was previously finished, will need some updating to make comfortable

## FINANCIALS

### Taxes:

Town/Co.: \$2,978

School: \$2,205

