

# COUNTRY HOUSE

REALTY



## 179 Cherry Hill Road Accord, NY 12404

Ulster County, Marletown  
SBL: 61.3-2-64.2

### PROPERTY FEATURES

3 BEDROOMS  
2 BATHROOMS  
FULLY FURNISHED

### PROPERTY DETAILS

- Square feet: 1,120
- Acres: 3.5
- Built: 2006

### LISTING PRICE

\$530,000

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



## SYSTEMS AGES, DETAILS & UPGRADES

- All new appliances 2023
- Paint exterior + interior 2023
- Both bathrooms gut renovation 2023
- Fully furnished, included with home 2023

## UTILITIES

- Heat: Electric radiators
- Fuel: Propane (range)
- Water heater: Electric
- Internet/TV: High speed cable
- Sewer: Septic
- Water: Drilled well
- Cell service: Spotty

## FINANCIALS

### Taxes:

- Town/Co: \$2,060
- School: \$5,280

### Operating Costs:

- Electric: \$200/mo
- Fuel: \$1,000/year
- Mowing: \$70/mow
- Plowing: \$60/plow

## ATTIC + CRAWL SPACES

- Full, walkout basement
- Scuttle attic

