

COUNTRY HOUSE

REALTY



40 Jefferson Ave. Jeffersonville, NY 12748

Sullivan, Callicoon
SBL: 102.-2-18

PROPERTY FEATURES

3 BEDROOMS
1.5 BATHROOMS

PROPERTY DETAILS

- Square feet: 1,380
- Acres: .138
- Built: 1952

LISTING PRICE

\$285,000

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



2023 UPDATES

- New kitchen
- New appliances
- New bathroom with soaking tub
- New windows
- New electric standalone hot water heater
- Upgraded electrical service to 200 amps
- All new wiring
- New stonework for fireplace
- New back porch
- New material poured for driveway

HIGHLIGHTS

- Stone fireplace
- Floor to ceiling bay window
- Original floors
- One minute walk to Main St.
- Town library at end of the block
- Town sewer and water

UTILITIES

- Heat: Hot water baseboard
- Fuel: Fuel oil
- Furnace: Serviced 2023
- Water heater: Electric standalone
- Internet/TV: Spectrum broadband
- Sewer: Municipal
- Water: Municipal
- Cell service: Fair

FINANCIALS

Taxes:

Town/Co: \$2161

School: \$2039

Operating Costs:

Electric: \$100/month

Fuel Oil: \$1800/yr

