

# COUNTRY HOUSE

REALTY



## 293 COUNTY ROAD 93 ROSCOE, NY 12776

Sullivan County, Town of Fremont  
SBL: 22.-1-7.2

### PROPERTY FEATURES

2 BEDROOMS  
1 FULL BATHROOM

### PROPERTY DETAILS

- Square feet: 720
- Acres: 1.49
- Built: 1931

### LISTING PRICE

\$350,000

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





## SYSTEMS AGES, DETAILS & UPGRADES

- Renovation in 2022. Includes rewiring and new plumbing
- Vintage sink is original
- Kitchen all new
- Roof: 2022
- Furnace: Age unknown, Serviced in 2022
- Red oak floors
- Spray foam insulation
- Mountain and pasture views with a lot of wildlife to see as well
- Washer + dryer, 2022

## UTILITIES

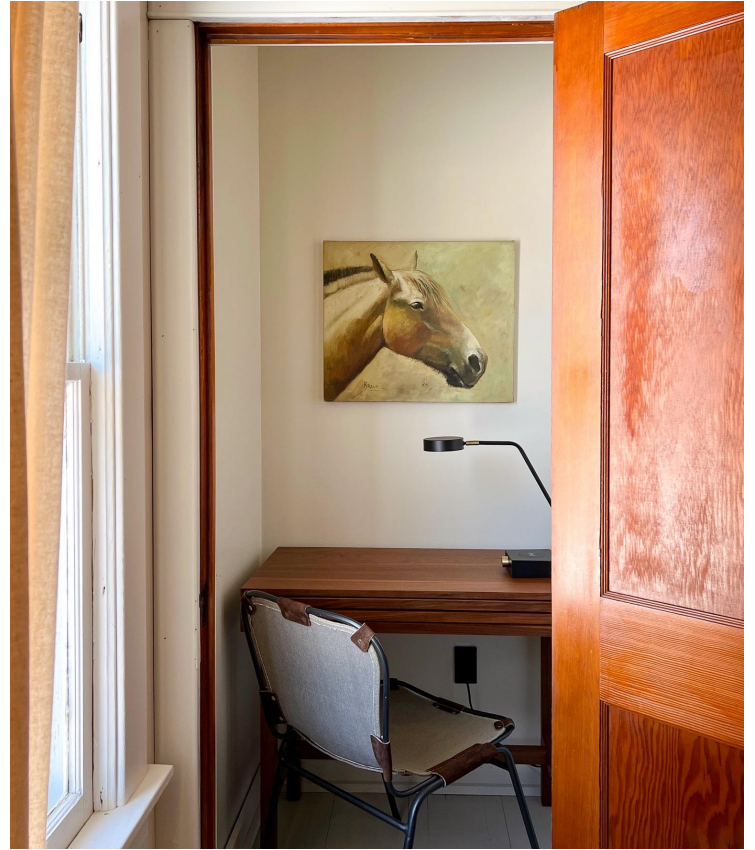
- Heat: Forced hot air
- Fuel: Oil (tank in basement)
- Water heater: Electric
- Internet/TV: Spectrum
- Sewer: Cesspool, located in backyard
- Water: Well, located to the right of the home when facing the front
- Cell service: Marginal (use wifi calling)

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## ATTIC + CRAWL SPACES

- Attic: Access is via a hall ladder
- Basement: Access from stairwell in kitchen, walk out to backyard



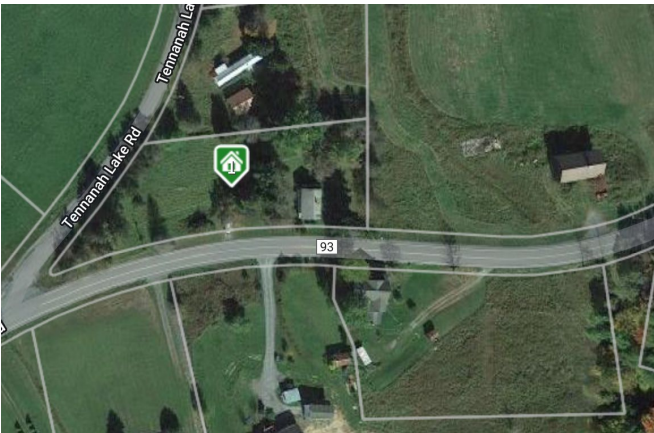


## HISTORY

The Cottage was built in 1931 by the same family who built the Farmhouse across the street (which is also for separate sale). The owners built it for one of their children. The Cottage is believed to be a Sears kit home as the tub, sinks, and toilet all were marked with an S and their date. The Cottage and Farmhouse were owned by the same family until the current owners purchased it in 2019.

Both the Farmhouse and Cottage were originally part of a much larger piece of land (140 acres) that was a dairy farm.

## PROPERTY LINE



## FINANCIALS

### Taxes:

Town/Co.: \$472

School: \$508

### Operating Costs:

Electric: \$25/month\*

Oil: \$800/year\*

\*Not occupied full time, used as a guest house