

COUNTRY HOUSE

REALTY



54 KAWLIJA ROAD GRAHAMSVILLE, NY 12740

Ulster County, Town of Denning
SBL: 43.3-2-21

PROPERTY FEATURES

3 BEDROOMS
1 FULL BATHROOM

PROPERTY DETAILS

- Square feet: 1,316
- Acres: 4.5
- Built: 1950

LISTING PRICE

\$350,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Roof: 2022
- Heat pump: 2022, thermostat can be monitored from an app
- Propane: 2 Tanks, one for cooking, one for backup generator, both tanks located outside next to the side deck
- Water heater: 2022
- Well: Drilled 2022, 397 ft, located under driveway with block and plate cover
- Generator: 2022, automatic, can be monitored from an app
- New appliances in 2022
- Bathroom renovated 2023
- Heat tape added to all plumbing pipes throughout garage and crawl space in 2022
- Deeded access to spring two properties down and rights to lay/maintain pipe
- All appliances and equipment included

UTILITIES

- Heat: Ducted electric heat pump
- A/C: Central
- Fuel: Electric, propane
- Water heater:
- Internet/TV: Spectrum high speed
- Septic: Details unknown. This property likely qualifies for the CWC's septic program. Please inquire for further details.
- Water: Drilled well
- Cell service: Spotty

ATTIC + CRAWL SPACES

- Attic: Scuttle, hatch by washer/dryer
- Crawlspc: near garage, hatch visible from driveway

FINANCIALS

Taxes:

Town/Co.: \$1,130

School: \$1,850

Operating Costs:

Electric: \$300/month

Mowing: \$200/each

Plowing: \$35/each

