

COUNTRY HOUSE

REALTY



7991 STATE ROUTE 55 GRAHAMSVILLE, NY 12740

Sullivan County, Town of Neversink
SBL: 25.-1-11.3

PROPERTY FEATURES

1 HALF BATHROOM
Handicap Accessible

PROPERTY DETAILS

- Square feet: ~2,300
- Acres: 1.01
- Built: 1972

LISTING PRICE

\$300,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Propane boiler approx. 2011
- Foam insulation in "Fishbowl", café, and most of large "back wing"
- Handicap accessible bathroom
- New windows in "back wing"
- New tile floor in Fishbowl, approx. 2021

UTILITIES

- Heat: Hot water radiant floor heat
- Fuel: Propane
- Air conditioning: 2 Split units
- Water heater: Propane
- Internet/TV: Spectrum high speed internet
- Sewer: Municipal
- Water: Well
- Cell service: Spotty (WiFi calling available)

FINANCIALS

Taxes:

Town/Co.: \$1,750

School: \$2,065

Operating Costs:

Electric: \$1,500/year

Fuel: \$2,500/year

Mowing: \$320/year

ATTIC + CRAWL SPACES

- Built on slab

