

COUNTRY HOUSE

REALTY



6841 County Highway 36 Roxbury, NY 12421

Delaware
SBL: 202.-1-13

PROPERTY FEATURES

3 BEDROOMS + LOFT
3 FULL BATHROOMS
FURNISHED

PROPERTY DETAILS

- Square feet: 3,460
- Acres: 3.31
- Built: 1885

LISTING PRICE

\$725,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Concrete slab and hot tub added 2017
- Roof replaced and skylights added Fall/Summer 2020
- Septic Tank Summer 2021
- Trees cleared Summer '21 + '22
- Front fence added Summer 2022
- New gravel driveway and drainage added Summer 2022
- Furnace/boiler serviced August 2023

UTILITIES

- Heat: Forced air / radiant heat
- Fuel: Oil + Propane
- Water heater: On Demand
- Internet/TV: Margaretville Telephone Company
- Sewer: Septic
- Water: Well
- Cell service: Spotty

ATTIC + CRAWL SPACES

- Attic space in garage with pull down staircase + attic space above upstairs bedroom





FINANCIALS

Taxes:

Town/Co.: \$4,303.58

School: \$4,530.64

Operating Costs:

Electric: ~\$150 per month

Mowing: \$130 per month

Plowing: \$60 per plow

Internet/Landline: \$170 per month

