



\$425,000

1205 STATE HWY 30, MAYFIELD, NY 12117

<https://fallatigroup.com>

“Discover your ideal Adirondack Park retreat! This 3-bed, 2-bath home features a modern open floor plan on a scenic 1.2-acre lot with tranquil pond. With modern appliances included, you’ll find convenience and comfort throughout. Step onto the large - rear deck for relaxation and outdoor enjoyment. Plus, there’s a 2-car detached garage, storage shed, & a fully equipped, turn-key diner with 30+ years in continuous and successful history. Located at the gateway into the Adirondack Park, this property offers both residential living and entrepreneurial opportunities. Don’t miss this rare gem!”

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 years ago

MLS ID: 202415989

List Office Name: Coldwell
Banker Prime Prop

List Agent Email:
thomas.petricca@coldwellbankerprime.com

List Agent Office Phone:
518-369-4726

County: Fulton

Living Area sqft: 1365

Lot Size Acres: 1.2 acres

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 5

Bedrooms: 3 beds

Half baths: 0 half baths

Year built: 1938

Directions

Directions: Route 20 n into Mayfield, through round-about, headed towards Wells/Northville. Approx 10 mi, you will find the Northampton Diner Property on your right hand side. This property pings very well via GPS

Building Details

Construction Materials: Vinyl Siding

Patio & Porch: Pressure Treated Deck, Enclosed

Attached Garage: 1

Garage Spaces: 2

Basement: Full, Unfinished

Roof: Metal

Architectural Style: Manufactured, Other

Interior Features

Floor Covering: Laminate, Tile, Vinyl

Heating: Forced Air, Propane Tank Leased,
Steam

Cooling: Window Unit(s)

Interior Features: Paddle Fan, Tray Ceiling(s),
Other, Built-in Features

Above Grade Finished Area Source:
Estimated

Bathrooms Full: 2

Bathrooms Total: 2



Exterior Features

Parking: Attached, Paved

Lot Size Units: Acres

Lot Features: Level, Road Frontage, Wooded, Cleared

Exterior Features: Other

Lot Size Area: 1.2

Amenities & Features

Sewer: Septic Tank

Water: Drilled Well

Electric: 200+ Amp Service, Circuit Breakers

Waterfront Features: Pond

Other Equipment: Compressor, DC Well Pump, Fuel Tank(s)

Security Features: Smoke Detector(s), Fire Sprinkler System, Carbon Monoxide Detector(s)

Additional

Buyer Agency Compensation: 2.50

Sub Agency Compensation: 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$4,854

Tax Block: 1

Tax Lot: 3

Tax Tract: 59.2

School Information

High School District: Mayfield

