



\$274,999

## 3252 COUNTY HIGHWAY 31, CHERRY VALLEY, NY 13320

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Discover this impeccably maintained country retreat, nestled among the breathtaking mountains. Only a short drive from the serene shores of Otsego Lake and the charming town of Cooperstown, this home offers the perfect blend of tranquility and convenience. Bask in leisurely moments in your backyard sanctuary, where the gentle babble of a tranquil stream provides the ultimate backdrop for relaxation. Boasting a spacious 6-car heated garage, this property is ready to accommodate all your farm equipment or recreational toys with ease. Plus, with its versatile layout, it's an ideal setting for running any home-based business. Seize the endless opportunities presented by this remarkable property - don't let this chance slip away!

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### Basics



**Date added:** Added 10 months ago  
**List Office Name:** eXp Realty, LLC  
**List Agent Office Phone:** 631-708-5249  
**Living Area sqft:** 1910  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1918

**MLS ID:** 202413771  
**List Agent Email:** wayne.hartard@exprealty.com  
**County:** Otsego  
**Lot Size Acres:** 1 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Half baths:** 0 half baths

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## Directions

**Directions:** State Highway 10 north to State Route 20 west to County Highway 31 west.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage Spaces:** 6  
**Architectural Style:** Farm

**Garage:** 1  
**Basement:** Full

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## Interior Features

**Heating:** Forced Air, Oil  
**Appliances:** Dryer, Microwave, Oven, Range, Refrigerator, Washer  
**Bathrooms Total:** 1

**Cooling:** Window Unit(s)  
**Bathrooms Full:** 1

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## Exterior Features

**Parking:** Detached, Off Street  
**Lot Size Units:** Acres

**Exterior Features:** None  
**Lot Size Area:** 1



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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Dug Well

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## Additional

**Buyer Agency Compensation:** 2.00

**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.

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$2,059.42

**Tax Block:** 1

**Tax Lot:** 13.000

**Tax Tract:** 18.03

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## School Information

**Elementary School:** Cherry Valley-Springfield **High School:** Cherry Valley-Springfield

**High School District:** Cherry Valley-Springfield

