



\$249,900

## 5463 STATE ROUTE 22, SALEM, NY 12865

<https://fallatigroup.com>

Have you been waiting to find land with a structure to make your own? Then look no further than this Farmhouse on 53+ Acres with rolling hills, meadow and gorgeous views. Hike, horseback ride, hunt or 4-wheel on the network of trails and fish in the small trout stream known as Beaver Brook. The 1st floor is handicapped accessible with a 1st floor bedroom, laundry room and two full bathrooms. There's an office off the kitchen and a back deck overlooking the meadow. Spacious country dining room. Three comfortable bedrooms on the 2nd floor. Home being sold "AS IS"

- 4 beds
- Single Family Residence
- Residential
- Active

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## Basics



**Date added:** Added 6 months ago

**List Office Name:** Howard Hanna Capital Inc.

**County:** Washington

**Lot Size Acres:** 53.81 acres

**Type:** Single Family Residence

**Total Rooms:** 12

**Half baths:** 0 half baths

**MLS ID:** 202416436

**List Agent Email:** MyleneColtey@howardhanna.com

**Living Area sqft:** 1932

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Year built:** 1900

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## Directions

**Directions:** GPS

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Bilco Doors, Interior Entry, Unfinished

**Property Condition:** Fixer

**Fencing:** Back Yard, Chain Link, Front Yard

**Patio & Porch:** Deck

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Architectural Style:** Farmhouse

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## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Laminate

**Cooling:** None

**Fireplace Features:** Wood Burning Stove, Living Room

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 2

**Heating:** Forced Air, Oil, Wood Stove

**Appliances:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator, Washer/Dryer

**Interior Features:** High Speed Internet, Chair Rail, Eat-in Kitchen

**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Detached, Driveway

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Sloped, Views, Wetlands, Wooded, Cleared

**Exterior Features:** None

**Lot Size Area:** 53.81

**View:** Pasture, Creek/Stream, Hills

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Drilled Well

**Accessibility Features:** Accessible Approach with Ramp, Accessible Doors, Accessible Full Bath, Accessible Hallway(s), Accessible Kitchen

**Security Features:** Security System

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service, Circuit Breakers

**Waterfront Features:** Stream, Swamp

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## 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.

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,807

**Tax Lot:** 15.1

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 193.-1



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# School Information

**Elementary School:** Salem

**High School District:** Salem

**High School:** Salem

