

Cross Property Client Full



MLS#:	4905193 Active	List Price:	\$999,000
Addr:	190 Hemmer Road	County:	Sullivan County
PO:	Jeffersonville	Zip:	12748-5404
City/Town:	Callicoon	Hamlet/Loc.:	
Village:	None		
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P Type:	Single Family	Type:	Detached
Sub/Devel:		Builders Lot #:	
Beds:	3	SqFt:	1,728
Baths:	2 (2 0)	Acre(s):	33.9300
		Rooms:	9
		Levels:	2.00
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Sch Dist:	Sullivan West	Elem:	Sullivan West Elementary
Jr High:	Sullivan West Junior High School	High:	Sullivan West High School

Style: **Farm House, Mini Estate**

Model:

Level	Description		
1	Kitchen, Dining Room, Living Room, Bathroom		
2	Master Bedroom, Bedroom, Bedroom, Bathroom, Den/Office		
Basement:	Bilco Door(s), Full	Attic:	Partial
Yr Blt:	1830	Yr Reno:	
Fireplaces:			
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Tax ID#:	482289.022.000-0001-011.001/0000	Tax:	\$12,723
Tax Src:	Municipality	Assmt:	\$325,000
Addl Fees:	No	Tax Year:	2017
Avail Financing:		HOA:	

Amenities: Barn(s), Close to School, Close to Shops, Eat in Kitchen, Hardwood Floors As Seen, Horse Property, Master Bath, Mountain Views, Out Building, Porch, Riding Ring, Scenic View, Security System, Stable/Paddock, Storage, View, Water Access, Wood Burning Stove, Workshop

Includes: Attic Fan, Dishwasher, Dryer, Generator, Oven/Range, Refrigerator, Second Refrigerator, Second Washer, Shed, Solar Panels Owned, Washer, Woodburning Stove

Excludes:

Elec Co:	NYSEG	Fuel:	Oil Above Ground, Solar, Wood
Heat Zones/Type:	Radiator	Water:	Drilled Well
A/C:	Window Units	Sewer:	Septic
Garbage:	Private		
Parking:	1 Car Detached, Driveway		
Lot Description:	Level, Sloping		
Siding Desc:	Vinyl		

Remarks
Once in a lifetime Equestrian Property for sale! Beautifully located on the top of the hills from the quaint Hamlet of Jeffersonville NY. Any horse lover will immediately fall for this property and all it has to offer. The 3 bedroom 2 bath 1830 Farmhouse was lovingly renovated and updated with a wrap around covered porch. The Amish built indoor arena 80x144, has 10 box stalls 12x12 with water, heated wash stall, heated tack/viewing room and bathroom with washer. Then add 4 white fenced outdoor arenas, 6 paddocks and a one acre pond. Two renovated barns with 11 straight stalls, 3 grooming stalls and 2 tack rooms. Solar panels were installed on the Hay barn in 2010. The list goes on and must be viewed in person to really appreciate how special this property is. Current owner is operating a year round profitable business from boarders and riding lessons. Entire property is wired for WIFI and security cameras.

Directions: From Liberty/Rt 17. Take State Rt 52 W for 8.7 miles, make a right on Hemmer Rd and follow for 1.2 miles. From Jeffersonville, left on Willy Ave, right on Like Rd and right on Hemmer. See entrance to Bridle Hill Farm Inc

Prepared By: Jessica M. Gocke

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