

\$220,000 - 50 Rochester Center Road, Accord

MLS® #20182055

\$220,000

2 Bedroom, 1.50 Bathroom, 1,144 sqft
Residential on 4 Acres

N/A, Accord, NY

Sweet two story country farmhouse cottage on quiet country road in desirable Accord location on 3.5 acres offers a simple cozy feel. Character and charm coupled with the hard to find updates and local conveniences. Add to that the newly built 18' x 24' workshop garage, equipped with electric and full insulation, which would make for an amazing private studio, and this begins to look more and more like the upstate getaway you've been searching for. Affordably priced under 250k, you can have the renovated house, the studio, and the extra land all wrapped up into a very attractive offering in the Catskills. Within quick reach are local staples like Saunderskill Farm Market and Greenhouse, Westwind, the certified organic orchard and U-pick farm, and Arrowood Farm Brewery, featuring craft beer "from the ground up", as they say. There's no shortage of history, culture, and community here in Accord and one of the biggest draws to the area is the connectivity to other well known hotspots like Stone Ridge, High Falls, and Rosendale. Even more well known, and within a 20 minute drive, are historic melting pots of Kingston and New Paltz. Visit the Mohonk Preserve and Minnewaska State Park or take in the great outdoors another way via the growing rail trail network just perfect for hiking, biking, and natural exploration with the little ones. Swimming holes, rock climbing, modern craft fairs, art shows, festivals and live music all await you here. House has been extensively updated recently with upgrades to



heating, well, new plumbing and electric throughout entire house, new spray foam insulation, new septic, newer roof, siding, windows, landscaping, and more. Acreage provides a nice feeling of privacy on virtually all sides. Great land for family gatherings, camp outs, etc. Affordably priced and turn key. Under 2 hours to Manhattan.

Built in 1940

Essential Information

MLS® #	20182055
Price	\$220,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,144
Acres	3.50
Year Built	1940
Type	Residential
Sub-Type	Single Family
Style	COTTAGE, TWO STORY
Status	SOLD

Community Information

Address	50 Rochester Center Road
Area	ROCHESTER
Subdivision	N/A
City	Accord
County	Ulster County
State	NY
Zip Code	12404

Amenities

Amenities	OTHER/SEE REMARKS
Features	CEILING-BEAMED, OTHER/SEE REMARKS
Parking	DRIVEWAY, OTHER/SEE REMARKS, 1-Car

of Garages 1
Garages Garage Detached

Interior

Appliances DRYER, MICROWAVE, OVEN-BUILT IN, RANGE, REFRIGERATOR, WASHER, OTHER/SEE REMARKS
Heating BASEBOARD, RADIANT

Exterior

Exterior Features LANDSCAPED
Lot Description LANDSCAPED, LEVEL, PRIVATE, SLOPE-GENTLY, WOODED, OTHER/SEE REMARKS
Roof ASPH SHINGLE
Construction FRAME/STICK

School Information

District RONDOUT VALLEY

Additional Information

Zoning RES1

Listing Details

Listing Agent Dylan Taft
Listing Office Taft Street Realty, Inc.



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