

# \$389,900 - 43 Boodlehole, Accord

MLS® #20232964

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## \$389,900

4 Bedroom, 1.50 Bathroom, 2,092 sqft  
Residential on 3.76 Acres

N/A, Accord, NY

Opportunity awaits with this home set on a serene 3.76-acre parcel with Rondout Creek frontage. This 2,000-square-foot home offers the perfect canvas for your dream home in a tranquil and private setting, with endless possibilities to make it your own. This spacious home boasts four bedrooms and 1.5 bathrooms, making daily life convenient and comfortable. A 1,000 sqft detached garage provides abundant space for your vehicles, tools, or a workshop. Enjoy the tranquility of a private setting and Rondout Creek frontage without being in a flood zone. The property's 3.76 acres provide ample space for outdoor activities, gardening, or simply soaking in the beauty of nature. The living area features a fireplace, perfect for cozy evenings during the colder months. This property is a diamond in the rough, waiting for your personal touch and creative vision to transform into your dream home. It is a prime location just minutes from the Hudson Valley's best attractions. This property is 15 minutes to Stone Ridge, 6 Minutes to Kelder Farms, 10 Minutes to Inness, and 6 minutes to Arrowood Farms and West Wind Orchard. Take your chance to own a slice of tranquility with the Creek frontage, spacious bedrooms, and a detached garage waiting for your personal touch. Schedule a viewing today and let your imagination run wild as you explore the endless potential of this hidden gem.

Built in 1920



## Essential Information

MLS® #	20232964
Price	\$389,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,092
Acres	3.76
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed

## Community Information

Address	43 Boodlehole
Area	Rochester
Subdivision	N/A
City	Accord
County	Ulster
State	NY
Zip Code	12404

## Amenities

# of Garages	3
Is Waterfront	Yes

## Interior

Appliances	Refrigerator
Heating	Forced Air, Oil
Fireplace	Yes
Fireplaces	Living Room, Masonry

## Exterior

Exterior	Frame
Lot Description	Level
Construction	Frame

## School Information

District                      Rondout Valley Schools

### **Additional Information**

Zoning                      R2

### **Listing Details**

Listing Agent              Leslie Foti

Listing Office              Coldwell Banker Village Green



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