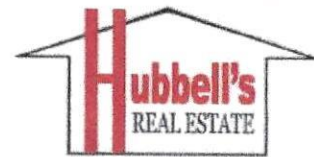




Property Listing Number **9683**



157 Main Street  
Cooperstown, NY 13326

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(607) 547-5740 / Business

Location **853 Hoose Road, Cherry Valley, NY 13320** **PRICE** **\$539,000**  
Village/Area: **Cherry Valley** Township **Roseboom** Lot Size   
School District **Cherry Valley/Spr.** Tax Map # **104.00-1-2.22** Acres: **17.29**  
Assessed Value: **\$255,800.00** Total Taxes: **\$6,010.79** Deed Ref **L1088; p769**

**ROOMS:** Bedrooms **4** Baths **2.5** Kitchen: **LR: 25' x 21'9" (Great Room)**  
1. Main: 20'6"x11' tiled baths 11.6 x4' white wood cabinets; quartz  
2. 10'9"x11'8" 8"4'11"x10'2" countertops; pocelain floor  
3. 11'8"x10'9" 10'10" 9'  
4. 10'9"x15'4" DR: Great Room  
Den:   
Other: Sun Room/Dining Room, part of Great Room  
# Fireplace: **Wood Stove** Closets: **Ample**

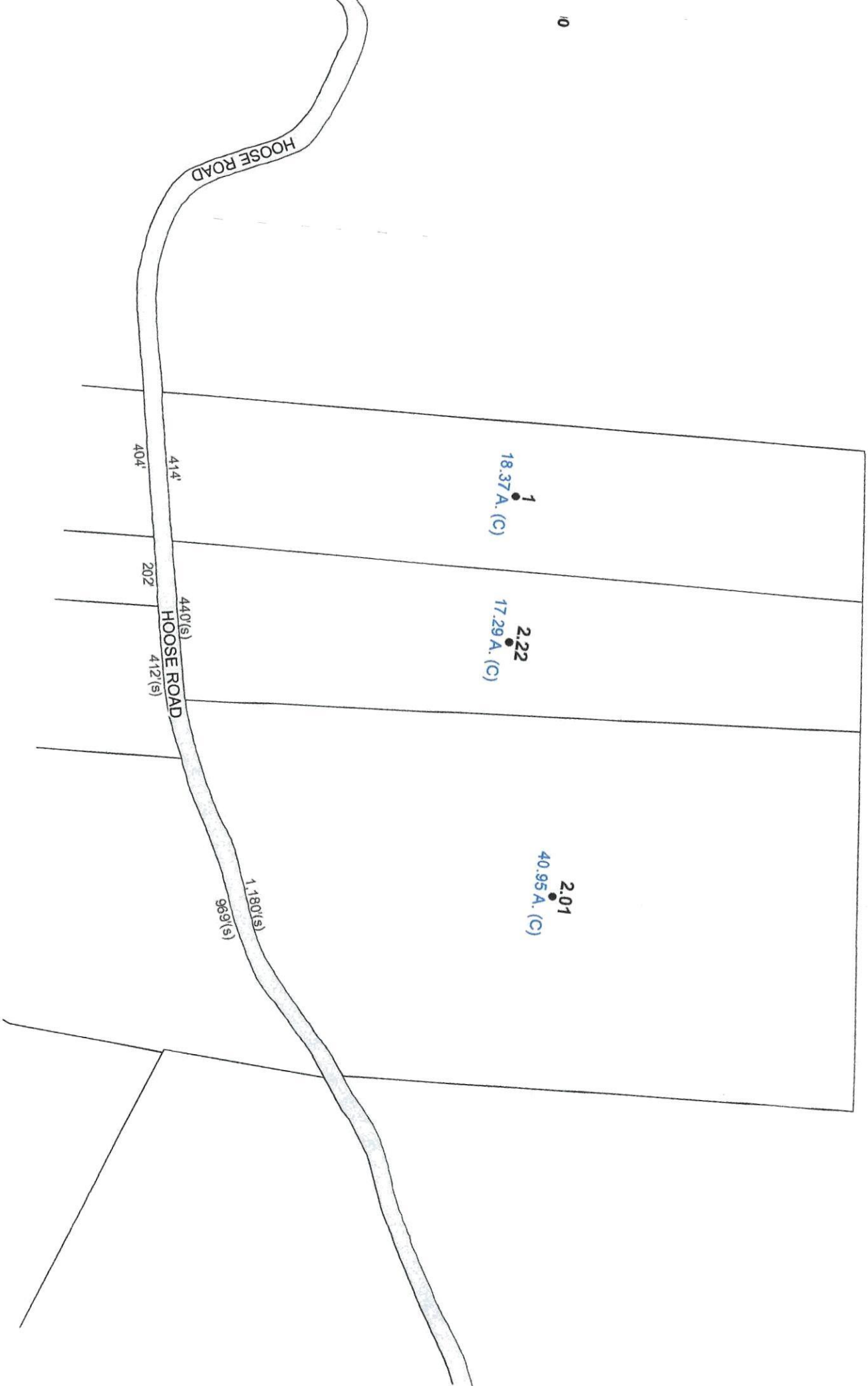
**CONSTRUCTION:** Design/Style: **Chalet** Siding: **Board & Batten** Color: **Brown**  
Foundation **cement&cinder block** Insulation **Throughout** Roof **Asphalt**  
Floor, cellar **cement & stone** Porches **Large pressured treated flooring** Aprx Age **10 yrs.**  
Floor, inside **Porcelain downstairs; Maple upstairs** Condition: **Very Good** Sq. Ft. **1,860**

**YARD:** **Fire Pit (wood burning); 1/3 acre pond (well stocked) with Gazebo; 2-headed outdoor shower**  
Other Buildings: **Three storage sheds** Garage **No** Driveway: **gravel**

**EQUIPMENT:** Heat **Radiant down/elec.baseboard up** Heat Cost:  Electric: **200**  
Water: **Well** Water Heater: **Electric** Plumbing: **Copper**  
Sewer: **Septic** Remains: **Ceiling fans; wood stove; microwave; refrigerator; gas cookstove; dishwasher; clothes washer & dryer; Gazebo**

**REMARKS:** Beautiful chalet styled home rebuilt in 2015 with scenic views overlooking the spring-fed pond. Sound system throughout the house with recessed speakers in the ceilings. The bathroom in the main bedroom includes a walk-in steam shower. Peaceful and secluded with trails and plenty of acreage to create new trails. Mostly wooded, but includes open spaces to explore. Private enclosed two-headed outdoor shower.

*This information is believed accurate. but not quaranteed.*







pt

1880ft

1840ft

1880ft

Hooce Rd

Private Road

100 ft