

Public Detail with Addl Pics Report

Listings as of 03/19/21 at 10:16pm

Active 03/18/21

Listing # 136627
County: Columbia

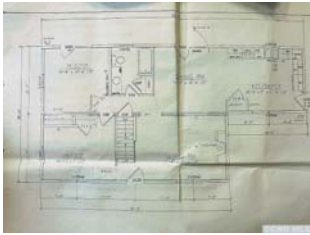
74 Breezy Hill Rd, Copake Falls, NY 12517 [Map](#)

Listing Price: \$549,000




Property Type	Residential	Property Subtype	Deeded
Area	Copake Falls	Approx Finished SqFt	1716
Beds	3	Lot Sq Ft (approx)	403366
Baths	2 (2 0 0 0)	Lot Acres (approx)	9.2600
Year Built	1997		
Tax Map ID	167-1-4.121		
DOM	1		





School District Taconic Hills

Directions From Hillsdale traffic light, travel East on NYS 23 to right on Breezy Hill Rd. Continue 2.2 miles to driveway on left, just past green garage (green ). From North Mountain Rd, take Breezy Hill to driveway on right, just past Miller Brook Rd.

Marketing Remark Special properties like this one are a rare find. This charming 2-story country Cape has been supremely cared for and is in premium condition. Beautifully situated on Breezy Hill Road and features long range views to the Catskills, *three* spring fed ponds stocked with largemouth Bass & Triploid Grass Carp for weed management, middle pond has dock. PLUS a 30x60 steel-frame garage/shop with electric & phone. Breezy Hill is well-known as one of Columbia County's most prime addresses because of the exceptional views it offers and its proximity to Catamount and the Berkshires. A long private drive leads high above the road to the 3 bedroom, 2

bath home featuring a new roof, new furnace, new gutters, wood burning fireplace, fiber optic cable and a full, dry basement. If you are ready to enjoy life in the country you won't find a better home to do so.

Property Attached	No	1st Floor	1144	
2nd Floor	572	Special Conditions	None/Unknown	
General Information				
911 Address	74 Breezy Hill, Copake Falls, NY 12517		Sign on Property	No
Zoning	Ag, / Residential	Pond/Stream	Swim pond w/dock & 2 other fishing ponds	
Waterfront Views	Yes (Year round creek)	Water Rights	Yes	
Secluded	Semi	Internet Access	Wired Broadband (Cable, DSL, Fiber Optic) (Fiber Optic Internet installed)	
Other Buildings	Work Shop	Paved Street	Yes	
Room Sizes/Location				
First Floor	Bedroom 1 (12.6 x 12.2), Bedroom 2, Bath, Living Room (17.4 x 12.5, Wood burning Fireplace), Dining Room (14 x 12.2, new flooring), Kitchen (15.5 x 11.5, new flooring)		Second Floor	Bedroom 3 (MBR w/Full bath, walk-in closets), Bath (Full bathroom), Den/Office (Semi Unfinished room, 15.1 x 15.3)
Other Floor	Other room (Basement w/storage closet)			
Property Features				
Style	Cape (1 1/2 Stories)	Green Features	No	
Condition	Excellent	Color	Tan	
Construction	Modular (Segalla)	Roof	New (30 year architectural, above Code)	
Garage	Detached (30x60 barn/garage, stores camper & boats)	# of Garage Spaces	10.00	
Basement	Dry (Washer/Dryer hook up), Full	Siding	Vinyl	
Windows	Double Hung, Thermopane, Other (New Pella windows upstairs)	Walls	Sheetrock	
Floors	Carpet, Other (Wide-board Laminate)	Foundation	Poured Concrete	
# of Fireplaces	1	Fireplace Location	Living Room	
Fireplace Type	Wood Burning	Central Air	Yes	
Porch/Deck Options	Porch/Deck (multiple porches and entry decks)	Town Tax	\$2322.17	
Public Records		Assessors	\$305051.00	
School Tax	\$2960.53	FulMrktVal		
Assessment	\$302000			
Tax Exemptions	Yes (Star \$335.00)			
Utilities				
Water	Well (300' deep)	Sewer	Septic Tank (1,000 gallon, recently cleaned)	
Electric	200 Amps	Heat Type	Base Board (First Floor), Other (Fijitsu Mini-Split for Second Floor)	
Fuel	Oil	Water Heater	Off Furnace	
Appliances Included	Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Refrigerator, Stove			

Presented By:

March 2021

Margaret K Bower Avenia

Primary: 518-697-9865

Secondary:

Other:

Fax : 518-734-0762

E-mail: margaretavenia@gmail.com

Web Page: <http://www.RealEstateColumbiaCounty.com>**Columbia County Real Estate Specialists, LLC**39 Tory Hill Road
Hillsdale, NY 12529
518-325-9784**See our listings online:**<http://www.realestatecolumbiacounty.com/>

Featured properties may not be listed by the office/agent presenting this brochure.

Information not guaranteed.

Copyright ©2021 Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045

