


Public Detail with Addl Pics Report

Listings as of 07/19/23 at 11:21pm

Active 07/19/23 **Listing # 147266** **610 Breezy Hill Road, Hillsdale, NY 12529** [Map](#) **Listing Price: \$575,000**
County: Columbia

	Property Type	Residential	Property Subtype	Deeded
	Town (Taxable)	Copake Falls		
	Beds	3	Approx Finished SqFt	1920
	Baths	3 (2 1 0 0)		
	Year Built	1940	Lot Sq Ft (approx)	674309
	Tax Map ID	157.-1-8	Lot Acres (approx)	15.4800
	DOM	0		

School District Taconic Hills

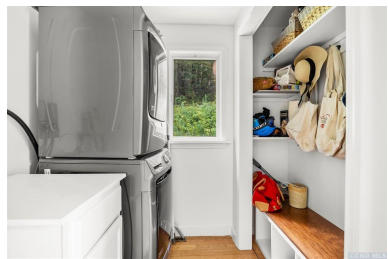
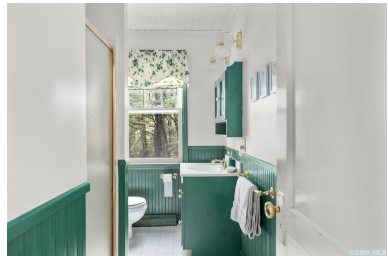
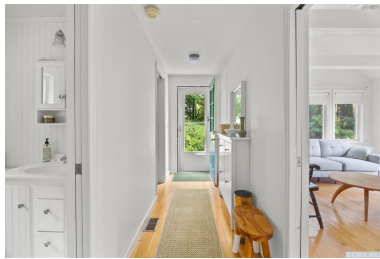
Directions From Route 23, 1.4 miles from CATAMOUNT SKI Mountain, turn on to Breezy Hill Road, less than 1 mile on left, see sign.

Marketing Remark Breezy Hill Road is well known as one of Columbia County's most sought-after destinations, featuring breathtaking views, high-end homes and close proximity to Catamount Ski Area, the HVRT, Bash Bish Falls and the Berkshires for fine dining and entertainment.

This charming 1940's single-story home features 3 bedrooms, 3 baths, hardwood floors throughout and a stunning stone fireplace. Sited high above Breezy Hill on over 15 glorious acres overlooking the sprawling front lawn and distant Western views to the Catskills, the home is surrounded by nature and totally secluded. Numerous recent improvements include upgraded electrical and water systems, chimney repairs, re-building the driveway, tree removal, new fuel oil tank, new appliances and high-speed internet access. If you are searching for a home in Columbia County and believe in the axiom "Location - Location - Location" this property checks all the boxes.

Commission **Sub Agency** 0 **Buyer Agency** 2.5 **Brokers Agent Comp** 0





Property Attached	No	1st Floor	1920
Special Conditions	None/Unknown		
General Information			
911 Address	610 Breezy Hill Rd., Hillsdale	Sign on Property	Yes
Views	Far Reaching, Panoramic (Catskills), Valley View	Internet Access	Wired Broadband (Cable, DSL, Fiber Optic)
Secluded	Yes	Paved Street	Yes

Room Sizes/Location

First Floor Bedroom 1 (Hardwood Floors, En Suite), Bedroom 2 (Carpet), Bedroom 3 (Carpet), Bath (2/Full & 3/4, Tiled floors), Family Room (Hardwood Flrs, Opens up to Patio), Living Room (Hardwood Flrs, Vaulted Ceiling, Fireplac), Dining Room (Open Floor plan, HW Floors), Kitchen (Open Floor plan, HW Floors, Eat-In), Den/Office (Hardwood Flr., Skylight), Other Room (Laundry/Coat Room)

Property Features

Style 1 Story, Ranch
Condition Very Good
Construction Frame
Basement Dry, Partial
Windows Other (Mixed)
Floors Hardwood, Wood
Fireplace Living Room (Fieldstone, Wood-burning)
Location
Porch/Deck Porch/Deck (Rocking chair front porch), Sun Room
Options (with Flagstone Patio)

Green No
Features
Color White
Roof Asphalt (Shingle)
Siding Wood
Walls Sheetrock
Foundation Poured Concrete, Stone
Central Air Yes

Public Records

School Tax \$4212.29
Tax Year 2023
Assessors \$491125.00
FulMrktVal

Town Tax \$2967.32
Assessment \$392900
Tax No
Exemptions

Utilities

Water Private (Well)
Electric 200 Amps
Fuel Oil
Appliances Clothes Dryer, Clothes Washer, Dishwasher,
Included Refrigerator, Stove

Sewer Septic Tank
Heat Type Other (Forced air & Electric)
Water Heater Electric

Presented By:

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

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U.S. Patent 6,910,045

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