


Public Detail with Addl Pics Report

Listings as of 10/02/23 at 10:48pm

Active 09/30/23 **Listing # 150182** **15 Tory Hill Rd, Hillsdale, NY 12529 Map** **Listing Price: \$685,000**
County: Columbia

	Property Type	Residential	Property Subtype	Deeded
	Town (Taxable)	Hillsdale		
	Beds	3	Approx Finished SqFt	2268
	Baths	2 (1 1 0 0)		
	Year Built	2007	Lot Sq Ft (approx)	243065
	Tax Map ID	145.-1-81	Lot Acres (approx)	5.5800
	DOM	2		

School District Taconic Hills

Directions From traffic light in Hillsdale travel West on Route 23 one mile to right on Tory Hill Road. First driveway on the left.

Marketing Remark Nestled on a hillside just outside the vibrant hamlet of Hillsdale sits this exceptional 2007 Cape Cod cedar sided home. The views are simply one-of-a-kind, directly overlooking the Rheinstrom Hill Audubon Sanctuary with distant views reaching from the Taconic Range to the Catskill peaks.

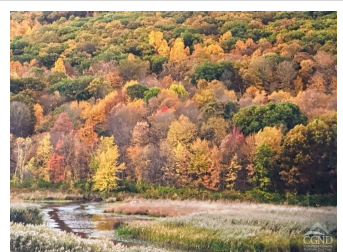
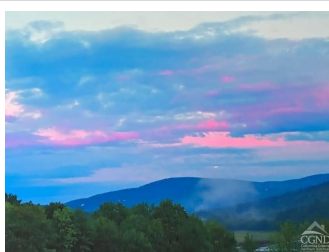
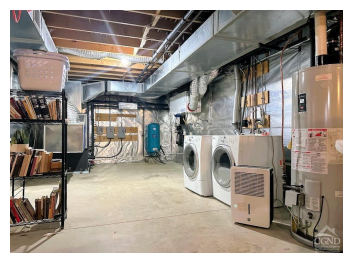
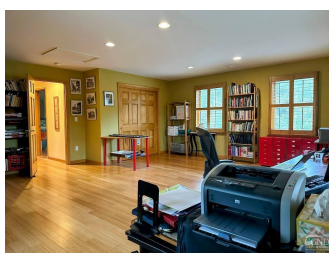
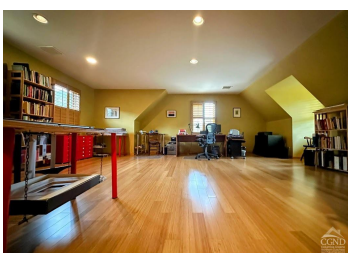
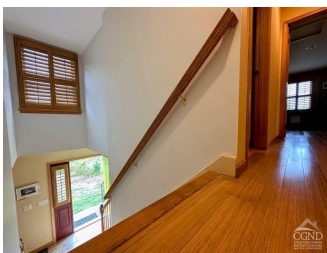
Energy saving green features include a geo-thermal heating & cooling system, fully conditioned basement and foam insulated attic. The 2,268 sq. ft. home features a first story bedroom, two spacious second story bedrooms, floors of bamboo and ceramic tile, the warmth of a Vermont Castings Woodstove and a 3-season front porch.

Outdoors is nothing less than a natural paradise. The 5.58-acre parcel overlooks a vast forever-wild wetlands area, a mountain stream has carved a unique gorge along the property edge and the southern facing exposure provides excellent opportunity for achieving a net-zero" footprint with solar generation. It is time for the original owner to downsize and an opportunity for the next to make the purchase of a lifetime.

Never been smokers or pets. EXCELLENT LOCATION
 \$173/month average for Electric and Propane in 2023

Commission	Sub Agency	0	Buyer Agency	2.25%	Brokers Agent Comp	0
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Property Attached
2nd Floor

No
972

1st Floor 1296

Special Conditions None/Unknown

General Information

911 Address 15 Tory Hill Road

Zoning RUC
Waterfront Yes

Internet Access Wired Broadband (Cable, DSL, Fiber Optic)

Paved Street No
Ag District No

Sign on Property Yes
Pond/Stream Views Mountain Stream
Berkshire (Views of Catamount), Far Reaching (Audubon Sanctuary Views), Mountain, Panoramic, Parklike, Pond, Valley View
Secluded Yes

Wetlands No
Other Buildings 2-Car Garage

Room Sizes/Location

First Floor Bedroom 1 (Tiled floor/ensuite bathroom), Bath (Tiled floor & walls), Living Room (Vermont Castings Woodstove), Kitchen (Eat-in, tiled floors & counters), Den/Office (Tiled floors), Other Room (Enclosed front porch / water views)

Second Floor Bedroom 2 (Bamboo floors, 2 closets, Very Large Rm), Bedroom 3 (Bamboo floors, Very Large Room), Bath (Tiled floor, Japanese soaking tub, Bidet)

Property Features

Style 2 Stories, Cape
Condition Very Good
Roof Asphalt (Architectural Shingles)
of Garage Spaces 2.00
Siding Cedar (Clapboard)
Walls Sheetrock
Foundation Block, Poured Concrete
Central Air Yes (Geothermal)

Green Features Yes
Construction Modular
Garage Detached
Basement Full (Dry, Conditioned w/heat & AC)
Windows Other (Anderson, Thermopane)
Floors Bamboo (Second Story), Ceramic (First Floor & Baths)
Heat Stove WOOD BURNING VERMONT CASTINGS in Living room. Model 2550
Porch/Deck Options Porch/Deck (Enclosed w/Screens)

Public Records

School Tax \$4709.72
Assessment \$488000
Tax Exemptions Yes (STAR \$318.93)

Town Tax \$3783.45
Assessors \$687324.00
FulMrktVal

Utilities

Water Well
Electric 200 Amps
Water Heater Propane

Sewer Septic Tank
Heat Type Forced, Geothermal
Appliances Included Clothes Dryer, Clothes Washer, Dishwasher (2 Drawer), Freezer, Refrigerator, Stove

Presented By:



Margaret K Bower Avenia

Primary: 518-697-9865
Secondary:
Other:
Fax : 518-734-0762
E-mail: margaretavenia@gmail.com

Columbia County Real Estate Specialists, LLC

39 Tory Hill Road
Hillsdale, NY 12529
518-325-9784

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