

Public Detail with Addl Pics Report

Listings as of 06/28/24 at 1:38pm

Active 04/11/24 **Listing # 152200** **79 Snyder Pond Rd, Copake, NY 12516** [Map](#) **Listing Price: \$795,000**
Funds **County: Columbia**



Property Type	Residential	Property Subtype	Deeded
Town (Taxable)	Copake	Approx Finished SqFt	3426
Beds	4	Lot Sq Ft (approx)	136778
Baths	4 (2 0 2 0)	Lot Acres (approx)	3.1400
Year Built	1995		
Tax Map ID	175.-1-87		
DOM	78		

School District Taconic Hills

Directions Please Do Not Enter Driveway Without Appointment. In Craryville at intersection of Route 23 and County Route 7 take CR 7 toward Copake Lake. Take second left on CR 7A (Center Hill RD) and continue over the hill. Take right on Snyder Pond RD just before

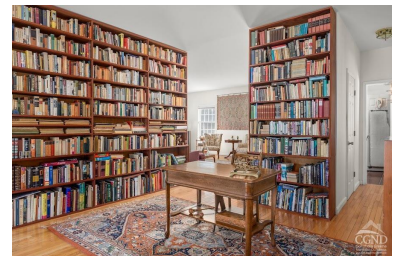
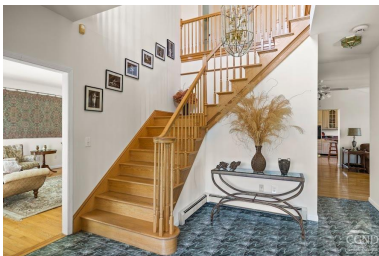
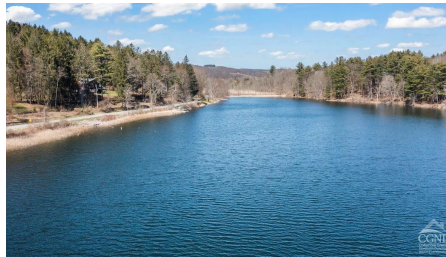
Marketing Remark Serenely perched on a hillside overlooking Snyder Pond this special waterfront property offers a private dock on 70 feet of water frontage. Snyder Pond is a private, spring fed pond approximately 30 acres in size. The tranquil pond is crystal clear and perfect for swimming, fishing, canoeing and kayaking. It truly oozes in the "it" factor, that only a waterfront property can provide.

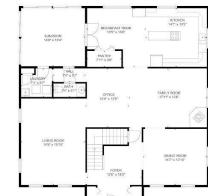
The substantial 3,426 sqft colonial homes has been meticulously maintained and is in move-in condition. The first floor features an over-sized kitchen and generously sized rooms with 9' ceilings, hardwood floors and a 3-season sunroom overlooking the backyard. A grand hardwood stairway leads to the four spacious bedrooms, including master with en-suite bath and twin walk-in closets. The full basement is dry and offers additional space for a gym or office, a large bathroom and is complete with a 2-car garage for convenient interior access.

Conveniently located near the hamlet of Copake and within minutes of attractions like The Ore Bed and Bash Bish Falls, Copake Country Club, Catamount Ski & Adventure Park, and the local farm market every Saturday. Snyder Pond Road is an outstanding country road for walking, jogging or riding past crystal clear waters, open pasture land and a meticulous tree farm with the Taconic Mountain Range as a backdrop. It is truly one of the most inspiring settings anywhere.

The age-old expression in real estate "Location - Location - Location" has never been truer. Opportunities to purchase a beautiful waterfront home in a uniquely beautiful setting don't present themselves often. If you are in the market to purchase a uniquely special home on a generously sized parcel in one of the most beautiful setting anywhere don't miss out on 79 Snyder Pond.

Commission **Sub Agency** 0.00 **Buyer Agency** 2.50 **Brokers Agent Comp** 0.00

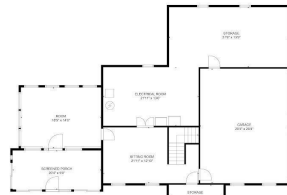




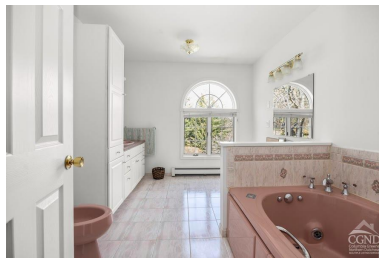
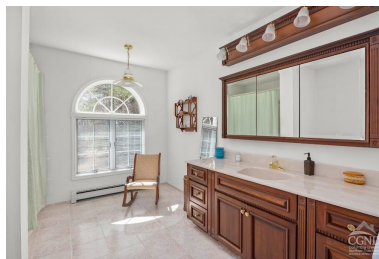
15th covered area: 3652 sq. ft.



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Property Attached Yes
2nd Floor 1553

1st Floor 1873
Special Conditions None/Unknown

General Information

911 Address 79 Snyder Pond RD
Zoning Residential 1
Waterfront Yes (70 feet of frontage)
Internet Access Wired Broadband (Cable, DSL, Fiber Optic)
Paved Street Yes
Ag District No

Sign on Property No
Pond/Stream Views Snyder Pond
 Country, Panoramic, Parklike, Pond, Water
Secluded Semi
Wetlands Yes
Other Buildings Shed(s), Work Shop

Room Sizes/Location

First Floor Bath, Family Room (Hardwood Floor, 9' Ceiling), Living Room (Hardwood Floor, 9' Ceiling, Heat Stove), Dining Room (Hardwood Floor, 9' Ceiling), Kitchen (Tile Floor, 9' Ceiling, Center Island), Other Room (Foyer, Laundry, and 3-Season Porch)
Second Floor Bedroom 1 (Hardwood Floor, Walk-In Closet, Wall A/C), Bedroom 2 (Hardwood Floor, Wall A/C Unit), Bedroom 3 (Hardwood Floor), Bedroom 4 (Carpet, Wall A/C Unit), Bath (2 Full Baths, Tile Floors, Bidets)
Other Floor Bath (Half Bath with Lots of Room), Great Room (Lots of Windows and Possibilities)

Property Features

Style 2 Stories, Colonial
Condition Excellent
Construction Modular
Garage Under (2-Car)
Siding Vinyl
Walls Sheetrock
Foundation Poured Concrete
Heating Stove Type Gas
Porch/Deck Options Balcony, Porch/Deck (Screened Porch Off Walkout Basement), Sun Room (Off Kitchen, 3-Season)
Green Features No
Color White
Roof Asphalt, Shingle
Basement Crawl, Finished (Partially Finished), Walkout
Windows Crankout, Double Hung, Thermopane
Floors Carpet, Hardwood, Tile, Vinyl
Heating Stv Location Living Room (Soapstone)
Central Air No (Wall Units Throughout)

Public Records

School Tax \$5340.87 (STAR Exemption)
Tax Year 2024
Assessors \$770833.00
FulMrktVal
Town Tax \$4463.14
Assessment \$555000
Tax Exemptions Yes (STAR Exemption \$298.74)

Utilities

Water Well
Electric 200 Amps
Fuel Oil
Appliances Included Clothes Dryer, Clothes Washer, Counter Top Range, Dishwasher, Microwave, Wall Oven, Refrigerator, Water Treatment (Water Softener)
Sewer Septic Tank
Heat Type Base Board, Hot Water
Water Heater Off Furnace (SuperStor)

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U.S. Patent 6,910,045



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