



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Coldwell Banker Village Green

**MLS# - 202327006 - Price: \$375,000**

17 Austin Acres , Catskill, NY

**Description:** Lovely ranch on beautiful dead end street in Catskill (without Village Taxes!). 3 bedrooms and 1.5 baths, a lovely gas stone fireplace, beautiful hardwood floors and an oasis of a deck and yard space are just a few of the features of this wonderful home. The bone dry basement is partially finished and could be completed to double the square footage. Gas Furnace, dishwasher and gas range are all less than 3 years old. Additional heat and AC from heat pump 10 Min to Hudson, 35 Min to Hunter Mountain, 30 Min to Windham Mountain, 30 Min to Woodstock. 2 minutes to Catskill Thruway exit.



**Acres:** 0.36

**Bedrooms:** 3

**Estimated Taxes:** \$5,010

**Heat:** Baseboard, Propane

**Basement:** Full

**County:** Greene

**Zoning:** Single Residence

**Town:** Catskill

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 1

**Exterior:** Cedar

**Cooling:** AC Pump

**Interior Features:** High Speed  
Internet

**Property Type:** Residential

**School District:** Catskill

**Sewer:** Public Sewer

**Property Style:** Ranch

**Exterior Features:** Drive-Paved,  
Garden, Lighting

**Parking Spaces:** 3



**Daniel Davies**  
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