



Your Lake George Real Estate Experts!

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Listing courtesy of: Four Seasons Sothebys Int RE

MLS# - 202329246 - Price: \$995,000

2163 Co Hwy 33 , Cooperstown, NY

Description: With plans in motion and the basics in place, the opportunity to influence the finishes of this luxury property is yours. Set in idyllic Cooperstown, in the midst of a high-end renovation, with every detail carefully considered. The property is zoned to allow for mixed use only minutes from the village. At the heart of this evolving estate is a rejuvenated timber framed barn redesigned as a living space, including in-floor radiant heat, framing for 3 bdrms and 3 baths, and garage/boat storage. The original home features state of the art mechanicals and comfort considerations, including full spray foam insulation. The details are too numerous to list here. This is an exciting project entering the final stages with business use possibilities.

Acres: 2.25

Property Type: Residential

School District: Cooperstown

Sewer: Septic Tank

Property Style: Custom,
Farmhouse

Exterior Features: Barn, Outdoor
Shower

Parking Spaces: 4

Below Ground Square Feet: 468 **Town:** Cooperstown

Bedrooms: 2

Estimated Taxes: \$6,755

Heat: Electric, Propane, Radiant,
Radiant Floor, Wood

Basement: Bath/Stubbed,
Heated, Partial, Other

County: Otsego

Interior Features: Walk-In
Closet(s), Other, Built-in Features,
Cathedral Ceiling(s)

Bathrooms: 1 Full

Water: Dug Well

Garage: 2

Exterior: Cedar, Stone, Wood
Siding

Cooling: None



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