

Sales-Leasing-Appraisals

VICTOR D. WEINBERGER
 NYS Real Estate Professional. TOP 1% in USA
 E-mail: Victor@VictorWeinberger.com

917-806-7040

30 Years Experience:
Over 1,200 Transactions Closed.
 ★ ★ ★ ★ ★
Available 24 Hours -365 Days a Year
718-429-4400 (W) 917-831-4774 (eFax)



464 Cold Spring Road (Route 102), Thompson, NY, 12701 (Corner Cantrell Road)

Situated between Monticello and Forestburgh (about a mile from each town)

5,000 Sq.Ft 10 Bedroom/8 bath Sullivan County Treasure, on 2.7 acres

You can purchase adjacent 7.5 acres f/\$240,000. Build at least 6-7 homes.

These lots are RR1 zoned (Only 1 acre per home as per town regulations)

Price: for the home (without the adjacent lots) is \$790,000 (less than a 1 BR Manhattan Condo)

Property Video: <https://youtu.be/AInQvdPWkDM> ← Highlight Link and Open in new window

◇◇◇HOME FEATURES◇◇◇

- * **5,000 SF 3 level home + 1,500 Sq.Ft** lower level, with 7 foot ceilings. Are you creative?
 Finishing the basement as a gym, bar and entertainment area is an ideal way to enhance the value.
- * Home has 10 Bedrooms; many of which have full bathrooms and/or sinks for convenience & privacy.
- * 8 Bathrooms in the house, including 1 in the basement which can easily expand into several more.
- * Separate modern Kitchen areas on the 1st Floor. Each kitchen has 10+ large cabinets.
- * 2nd floor has a room, which can be an additional kitchenette. It is directly above the 1st floor kitchen
- * Brand New Heating system and updated plumbing, as well as, updated electric.
- * Former very profitable Bed-N-Breakfast.
- * Former residence of the Forestburgh Playhouse actors and staff.
- * **Purchase adjacent 7.5 acres for \$240,000. ZONING (RR1) allows 1 acre per home. Built 6+ HOMES!**
- * It is an amazing get-away or an all year-round home; for less than a price of a 1 Br Manhattan condo.
- * Two minutes to the well-known Monticello Motor Club (Membership club for sports car enthusiasts)
- * Near World Class fine dining and various International restaurants.
- * Near Resort World Catskills Hotel and Casino, as well as, the Kartrite indoor Waterpark and hotel.
- * Near Bethel Woods Center for Arts entertainment (the home of the famous Woodstock Concert)
- * Near major supermarkets, pharmacy chains, hospitals, clinics. All are easier to get to, than in any city.
- * Near several lakes. Some of the best fishing and boating on the entire Planet is in Sullivan county.
- * Near top ski resorts. World class hiking. Water rafting. Sky Gliding & 6 Fabulous golf courses/ranges.
- * Only 1/2-hour drive to the famous named brand shopping at Woodbury Commons. Enjoy Lego Land.
- * Within an hour from several major top-notch colleges and private schools.
- * Only a few miles to the 600 acres Sullivan Country Airport.
- * Only 25 minutes to Middletown's Metro/North train and only 85 Miles to New York City.
- * There is more to do in Sullivan County, than anywhere else in NYS. You will never get bored.

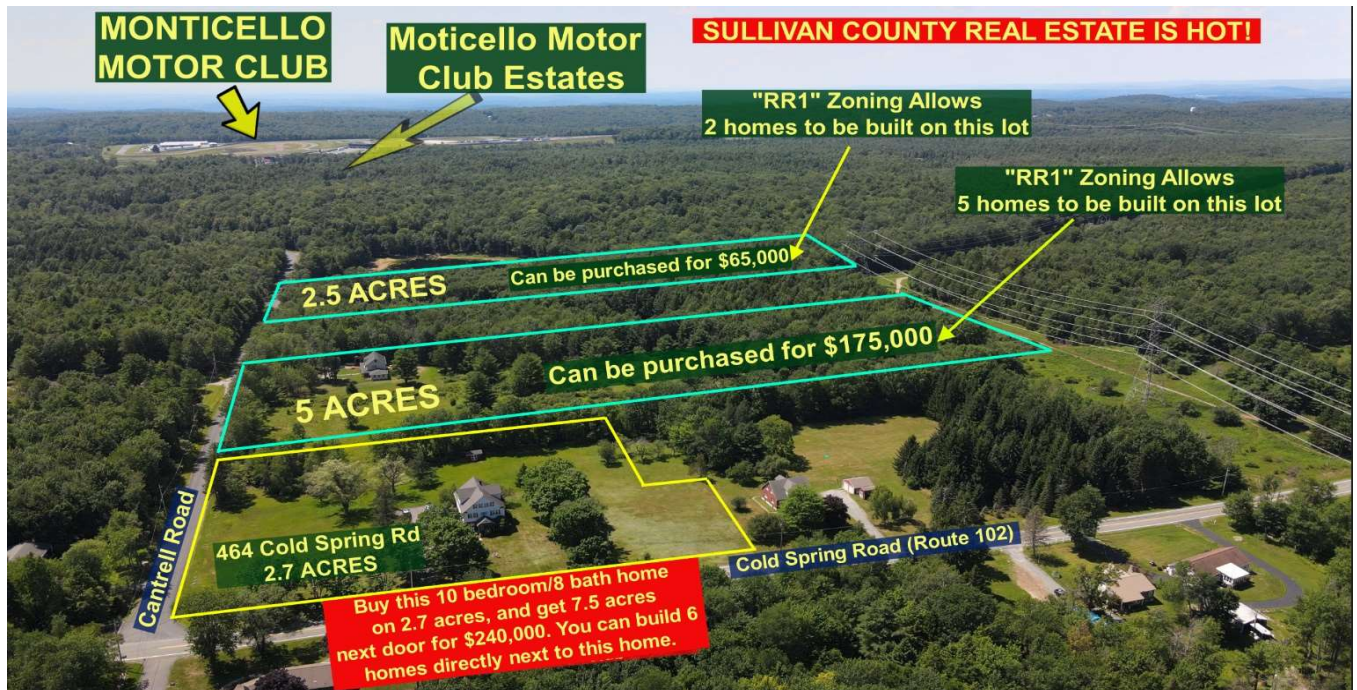
The asking price for the property was based on the information obtained from sources we deem reliable. Because we cannot guarantee this information, we suggest that the purchasers do their own study pertaining to zoning analysis, as well as, the proper buildable square footage allowed on these properties

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Buy this Fantastic 10 Bedroom 8 Bath home on 2.7 acres and get an AMAZING BONUS 6 buildable 1 family home lots near Monticello Motor Club

464 Cold Spring Road
 2.7 acres

5 acres Available for \$175,000. Can build 5 homes

2 1/2 acres Available for \$65,000. Can build 2 homes

CAN BUILD 5 HOMES AS PER TOWN REGULATIONS

CAN BUILD 2 HOMES AS PER TOWN REGAULATIONS



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South Side of the House



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Backyard view



North Side view



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North/East view from backyard



North Side View



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Over 800 feet linear frontage on Cold Spring Road and Cantrell Ave (that's 4 NYC blocks!)

Cold Spring Road with the south view (toward Cantrell road)



Cantrell Road and Cold Spring Road Corner panoramic view



Panoramic view from Cantrell Road



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Front/Side View



Porch/Main entrance area



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Livingroom



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Livingroom



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Formal Dining Area



Dining Room Panoramic view



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Kitchen East View



Kitchen North View



Kitchen (West View)



Kitchen (North view)



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Kitchen South view.



Kitchen West view (zoomed out)



Note 2nd Kitchen is located directly next to the 1st Kitchen.



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Kitchenette 2 (North view: directly next to the main kitchen)



Laundry machines are behind the 2nd kitchenette. It can also be moved to the basement area.



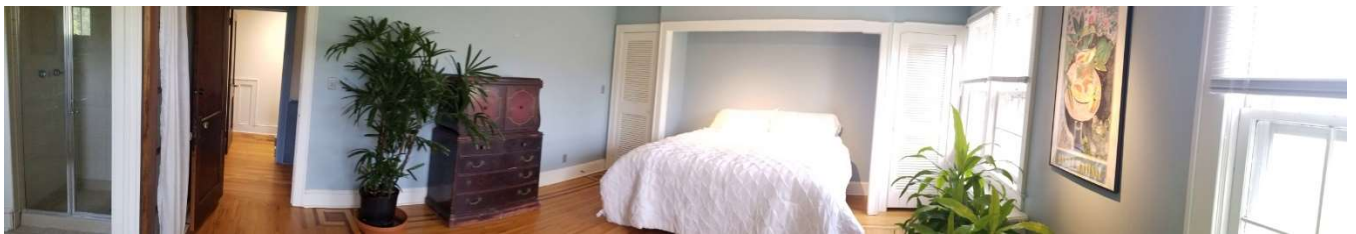
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Master Bedroom on 2nd floor



Master Bedroom panoramic view; includes jacuzzi bath photo



Bathroom in Master Bath (with Jacuzzi Tub, Standup shower, 2 sinks)



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There are 10 bedrooms, most have either full bathrooms and/or sinks



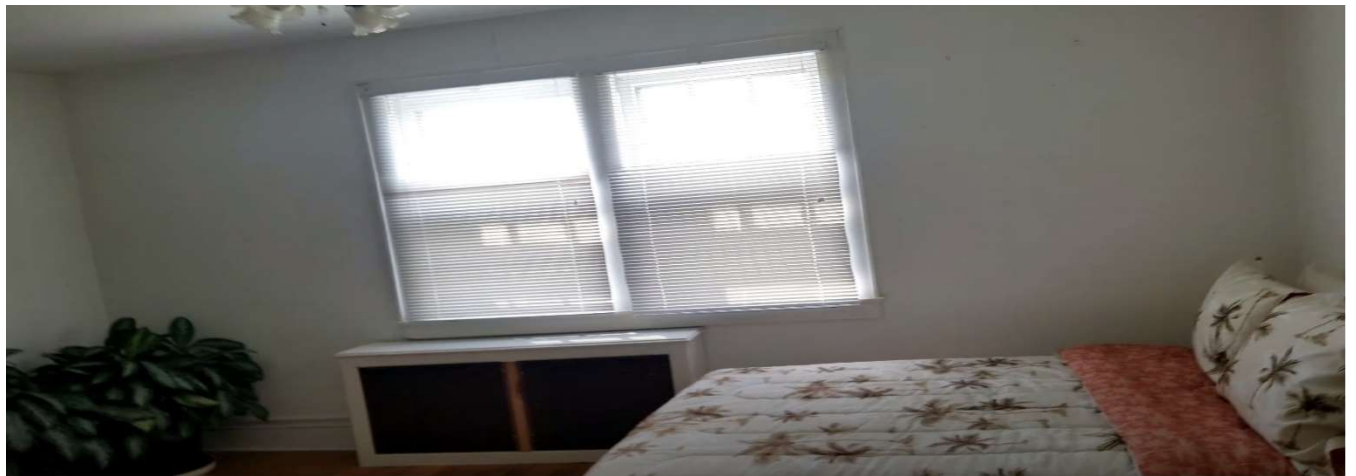
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One of 8 Bathrooms in this home



One of 8 Bathrooms in this home



One of 8 Bathrooms in this home



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Boiler and next to it is a 150 gallon water tank



5 zoned heating and easy to get to automatic shut off valves



Oil Tank above ground



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Lower level entertainment



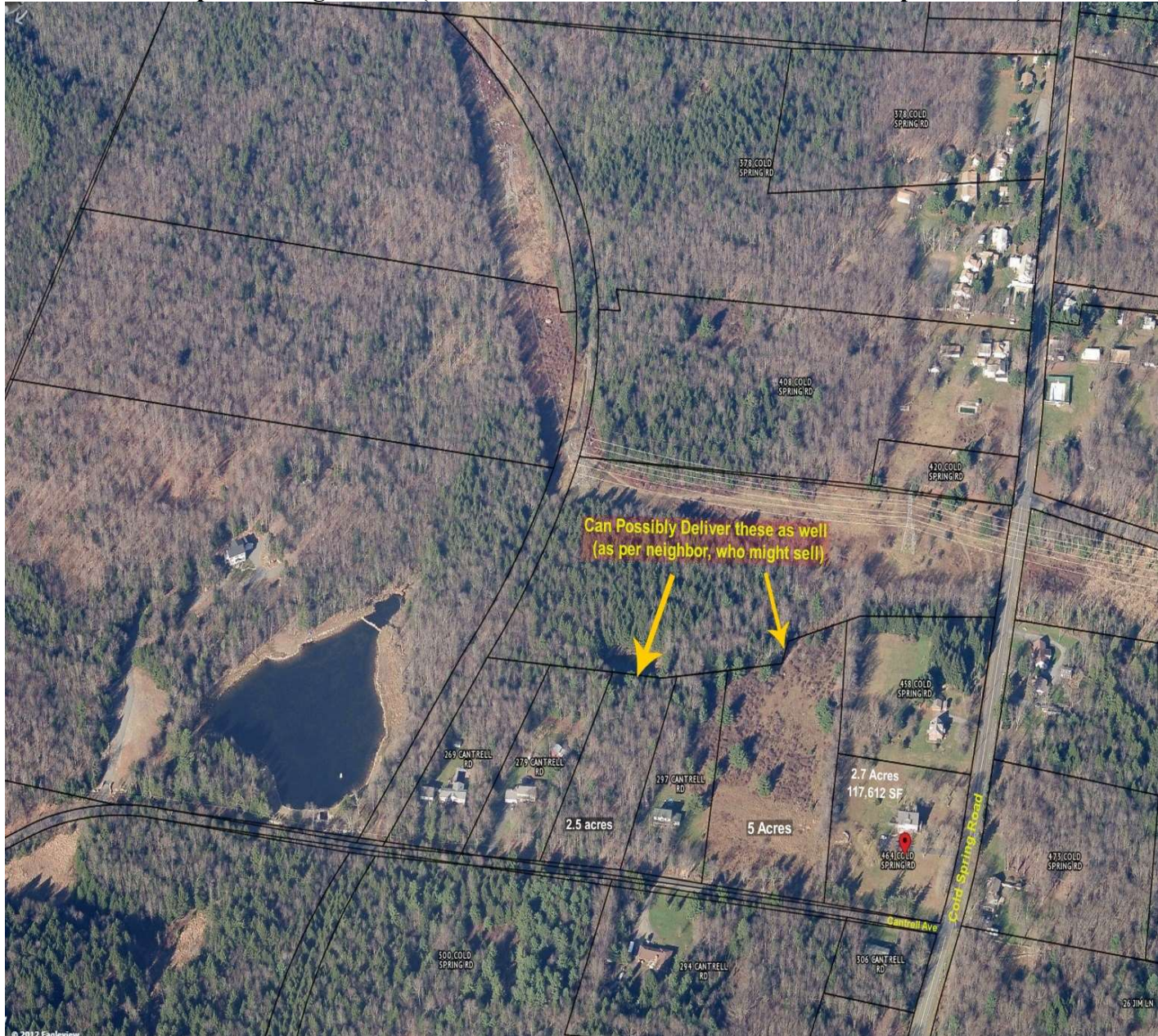
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Aerial Map Outlining the lots (these 2 lots with a total of 7.5 acres can be purchased)



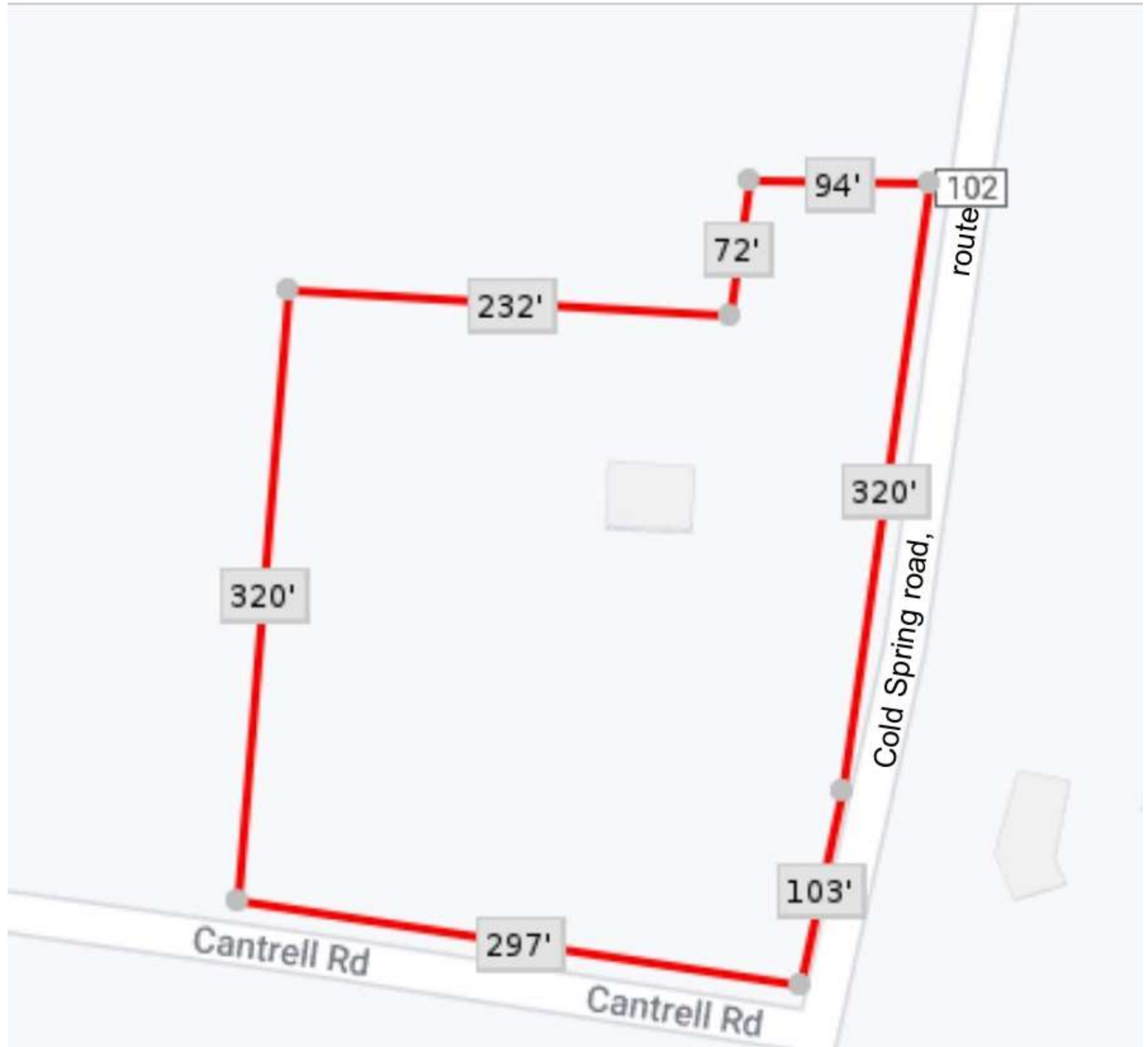
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Property Dimensions



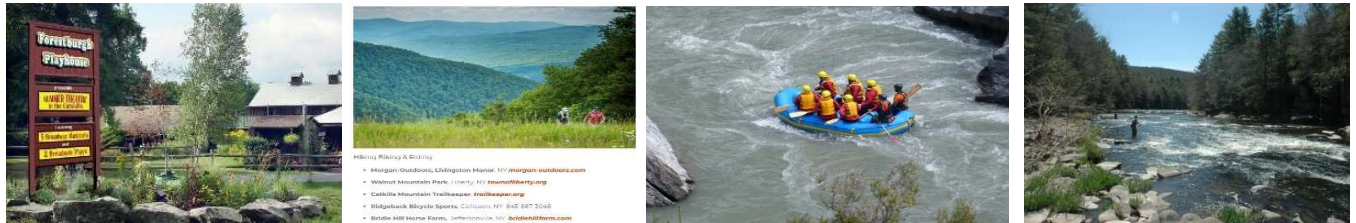
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Experience Adventures with your family or colleagues, while making a sound investment. You are asking what's around 464 Cold Spring Rd's 2.7 acres of perfection? Everything you can think of is nearby. We're not in the Woods, there's life here!



Fining Dining or something different to eat? Here are just a few (of hundreds) within the area.



Kids, or your colleagues are craving Fast food suddenly? No problem, these are within 10 minutes.



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BONUS GIFT: SELLING BROKER'S or to BUYER (A Custom Electric Moke Jeep. Varooooom)

