

SALES - LEASING - APPRAISALS

VICTOR D. WEINBERGER
 NYS Real Estate Associate
 TOP 1% in USA

Cell: 917-806-7040
 e-mail: Victor@VictorWeinberger.com

30+ Years Experience
 Over 1,200 Transactions closed

Available 24 hours - 365 Days a Year
 718-429-4400 (office) 917-831-4774 (eFax)

 The Real Estate Leaders



RARE Treasure FOR SALE in Sullivan County on 2.7 acres (117,612 Sq.Ft.) w/800+ feet frontage

Ideal for either a Bed-N-Breakfast, a large family, and/or medical facility

464 Cold Spring Road (route 102), Thompson, NY, 12701 (corner Cantrell Road)
 Situated between Monticello and Forestburgh (about a mile from each town)

Price: \$750,000

Property video → [https://youtu.be/ v2plroJD-4](https://youtu.be/v2plroJD-4) ← (Highlight Link and open in separate tab)

◆◆◆FEATURING◆◆◆

- * Nearly **5,000 SF 3 level home + 1,500 Sq.Ft.** lower level with 7 feet high ceilings. Are you creative? Finishing the basement as a gym, bar and entertainment area is one such creative possibility.
- * 10 Bedrooms; many of which have full bathrooms and/or sinks
- * 8 Bathrooms in the house, including 1 in the basement which can easily expand into several more.
- * Separate Kitchen areas on the 1st Floor
- * This home sits on a 2.7 Acres (117,612 Sq.Ft.) of Beautifully landscaped lawn with lots of parking.
- * Formerly used as a very profitable Bed-N-Breakfast.
- * Former residence of the Forestburgh Playhouse actors and staff.
- * 2nd floor has a room, which can be an additional kitchenette. It is directly above the 1st floor kitchen
- * Two minutes to the well-known Monticello Motor Club (Membership club for sports car enthusiasts)
- * Near World Class fine dining and 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,
- * Near several lakes; some known for great fishing and/or boating
- * Near top ski resorts, 6 golf courses/ranges, World class hiking, and Lego Land.
- * Only 1/2 hour drive to the famous named brand shopping at Woodbury Commons
- * Within an hour from several major colleges
- * Only a few miles from the 600 acres Sullivan Country Airport
- * Only 25 minutes to Middletown's Metro/North train and only 85 Miles to New York City
- * Bonus to RE broker, who will sell this amazing home. A custom Electric Moke Jeep (see last page)



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Exterior front view



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)



Nearly 800 Feet linear frontage on Cold Spring & Cantrell Road. That's 4+ NYC blocks

Cantrell Road/Cold Spring Road Corner panoramic view



Cantrell Road panoramic view



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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 Panoramic view (West View)



Kitchen Panoramic view (East view)



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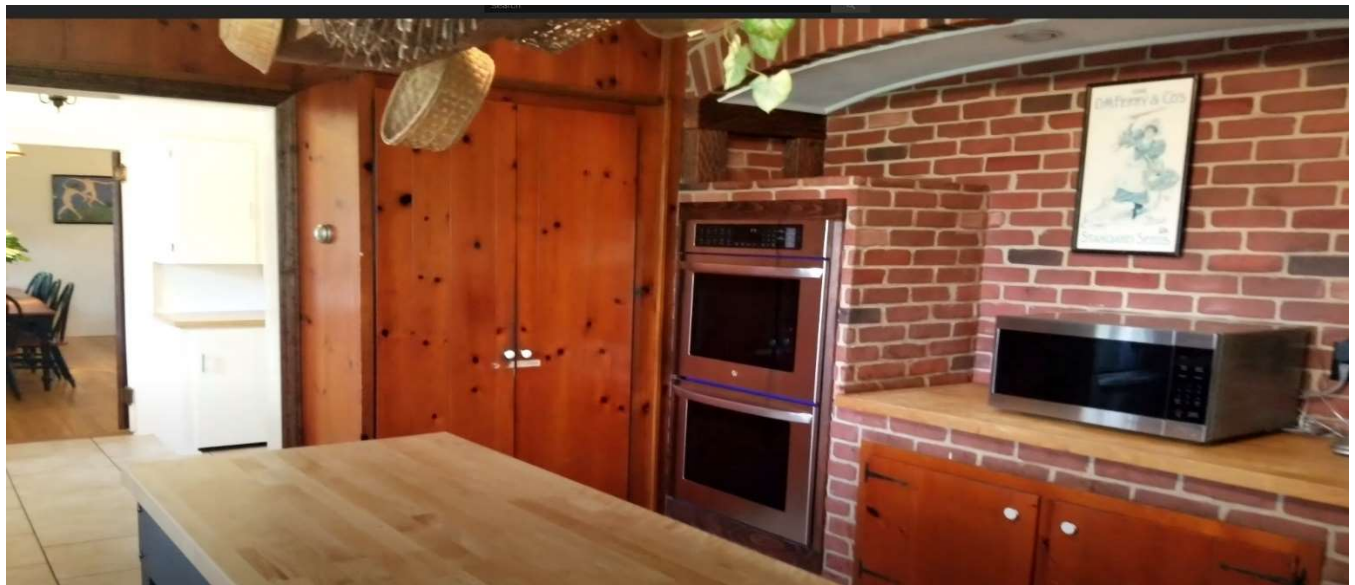
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Kitchen South view



Kitchen South view (note brand new 2 LG ovens and microwave)



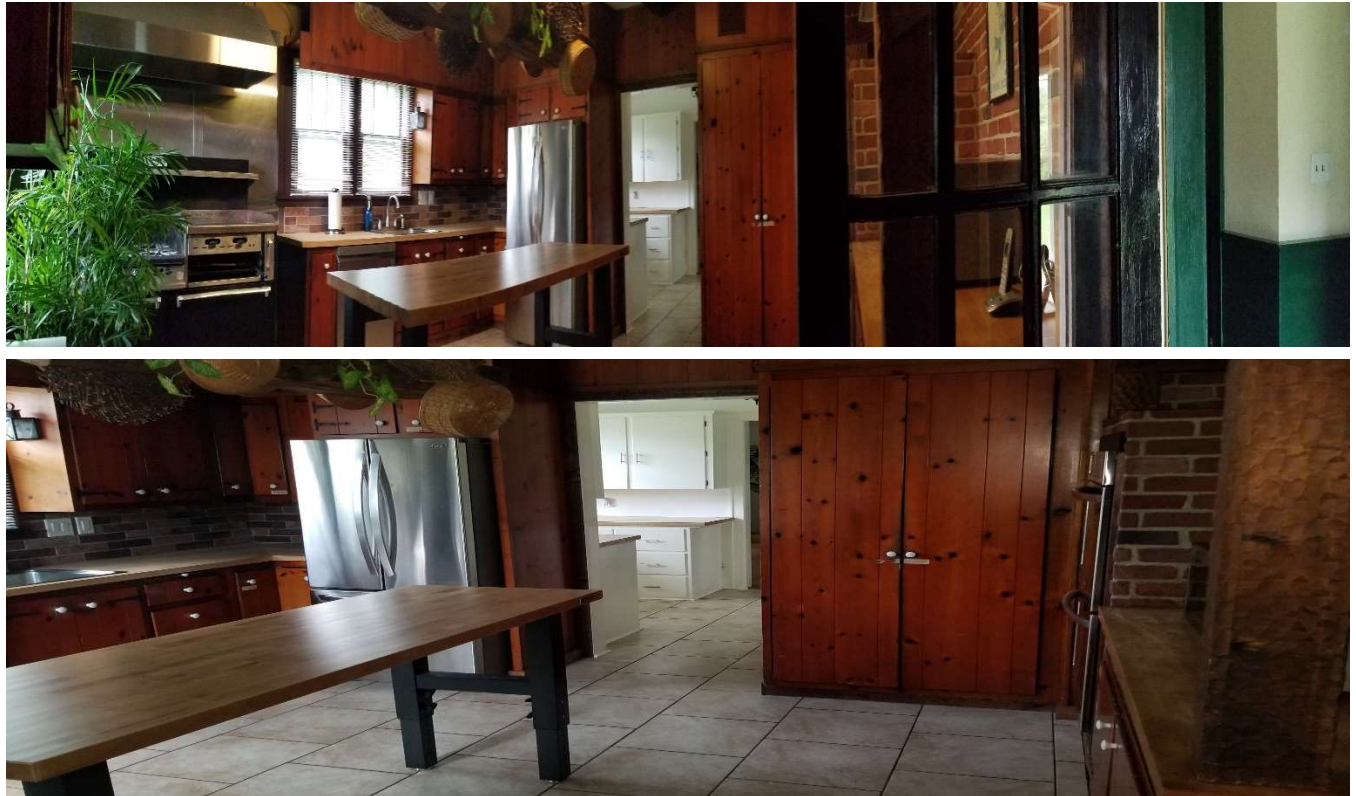
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Kitchen Panoramic



2 brand new LG brand stainless steel ovens and microwave



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 **RE/MAX TEAM Inc.**
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Kitchenette 2 (directly next to the main kitchen)



(Directly next to the main kitchen)



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Master Bedroom on 2nd floor



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



Master Bedroom Wide Angle View; includes jacuzzi bath photo



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



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Bathrooms panoramic views



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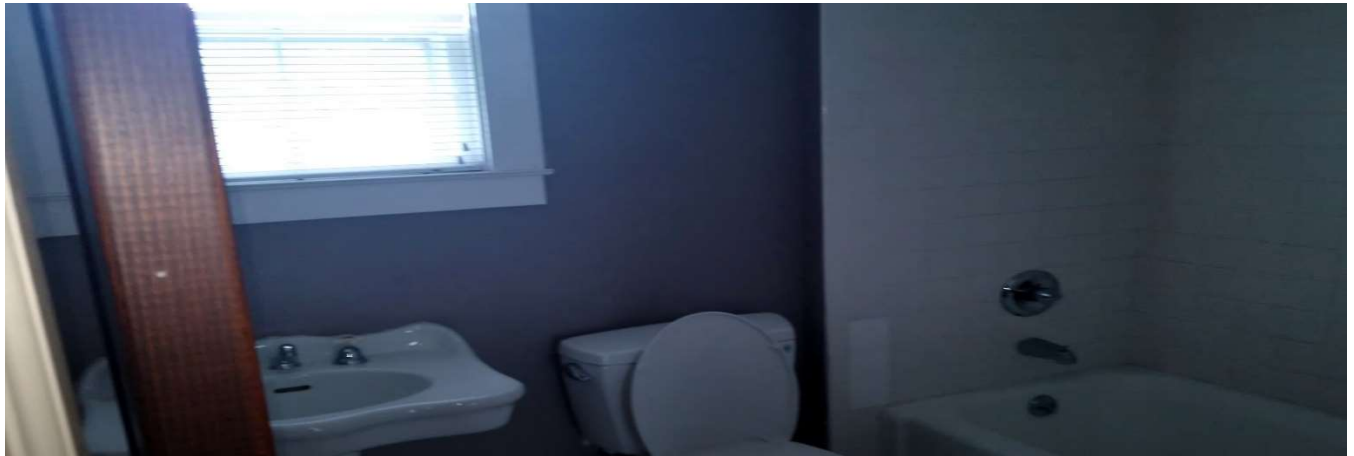
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Boiler room (Note 7 feet high ceiling)



Multi zoned heating



Oil Tank above ground



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Lower level entertainment



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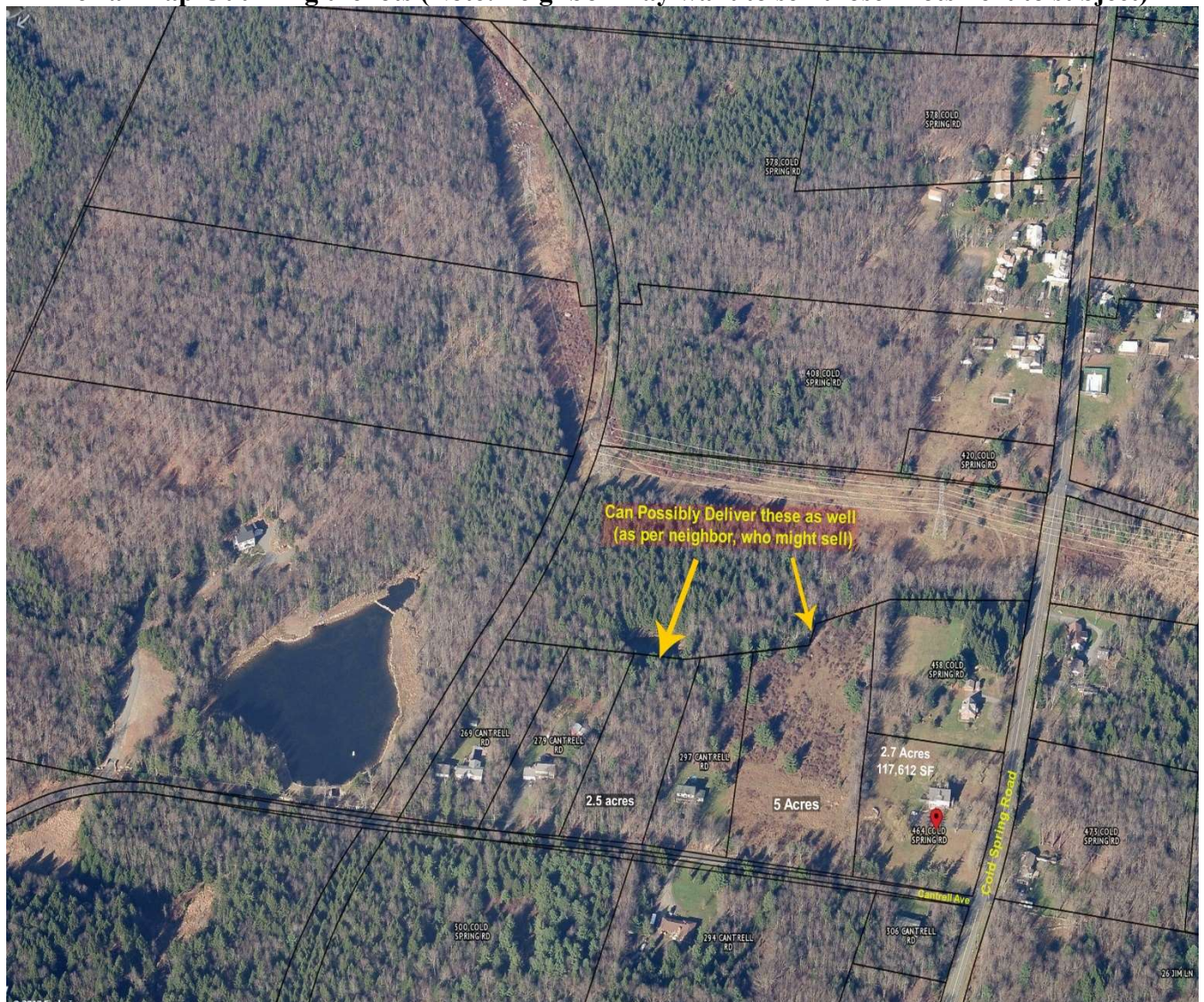
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Aerial Map Outlining the lots (Note: neighbor may want to sell those 2 lots next to subject)



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Aerial View



Aerial Map Outlining the Tax numbers of each lot



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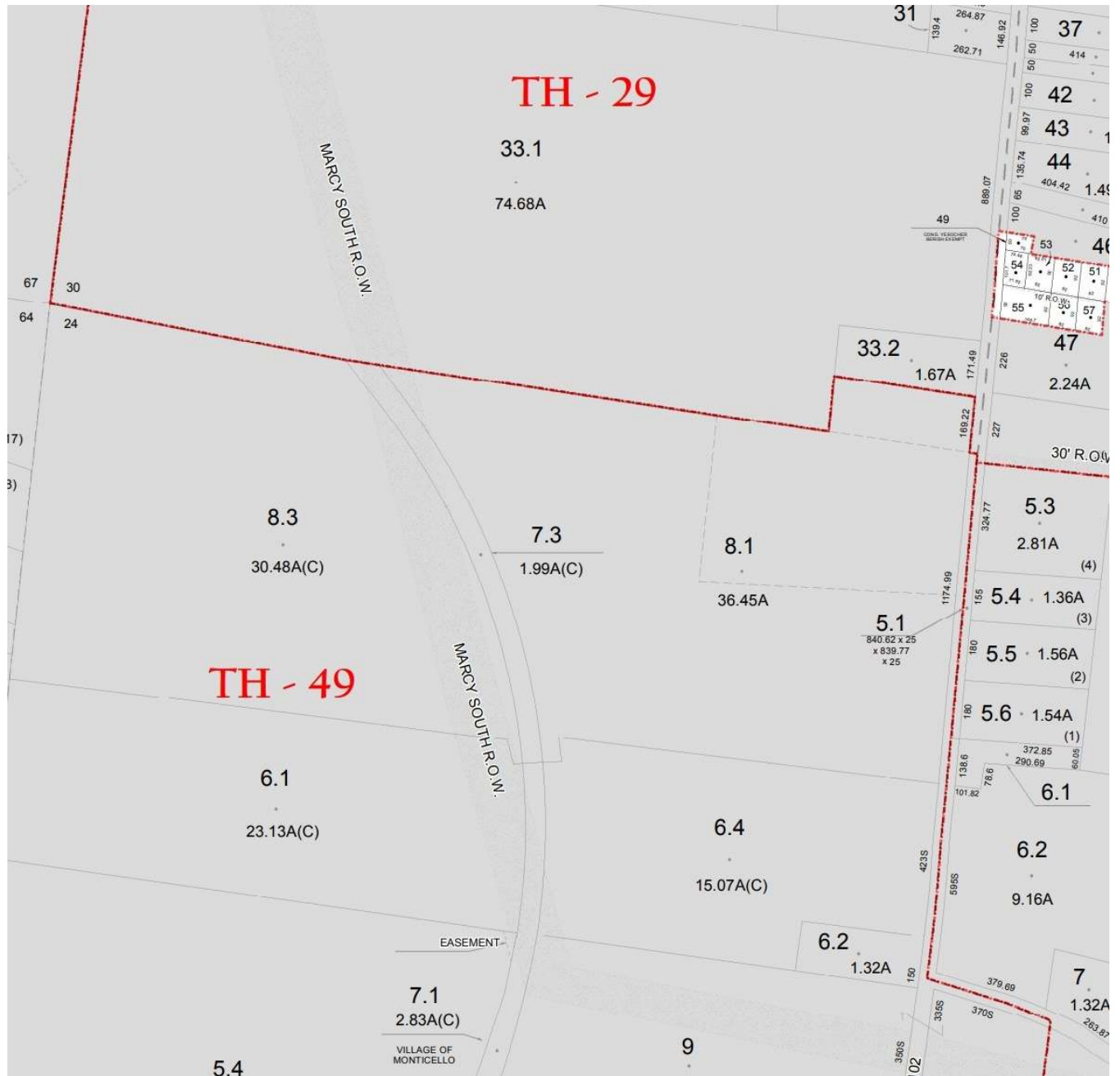
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Tax Map



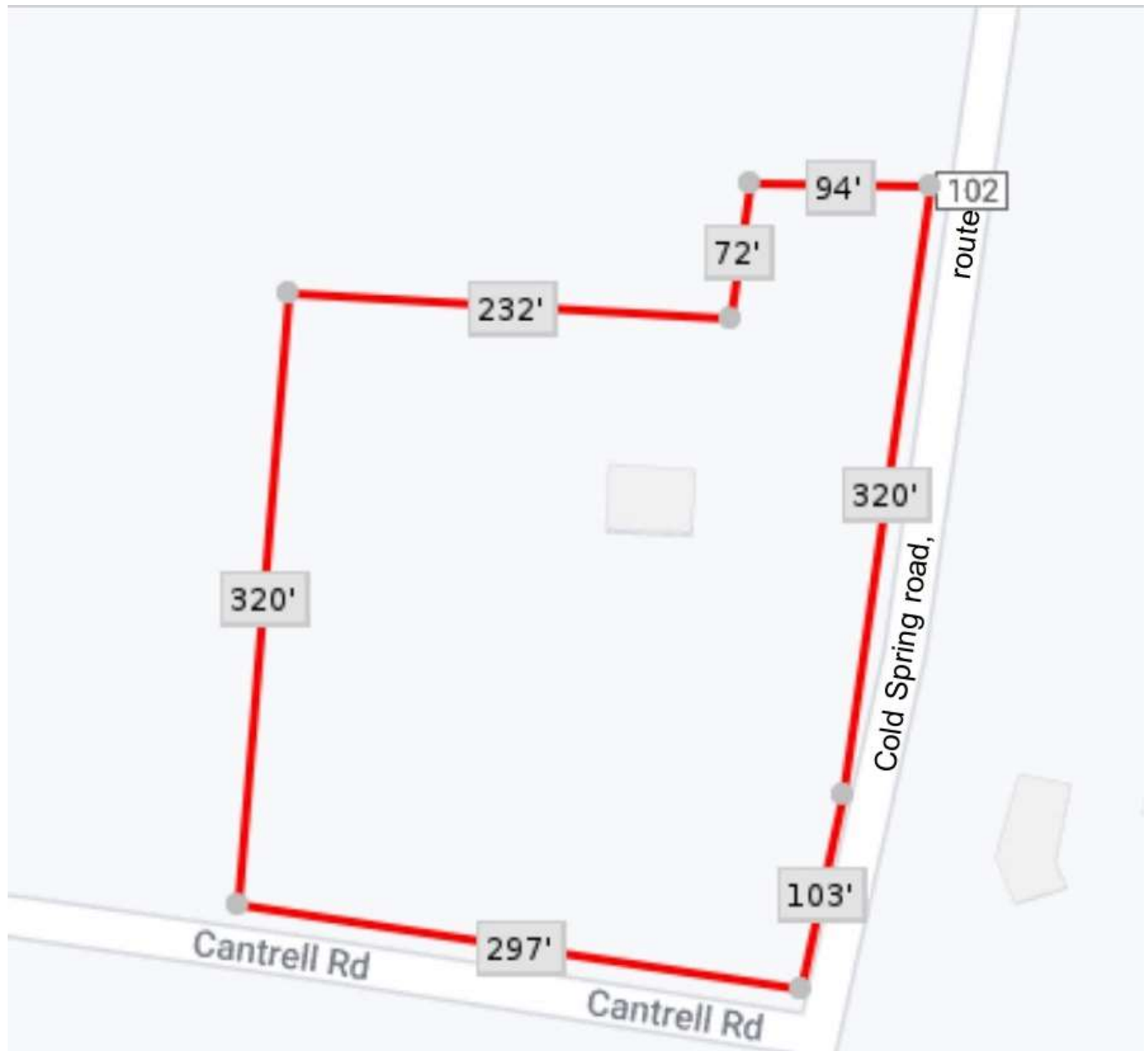
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Property Dimensions



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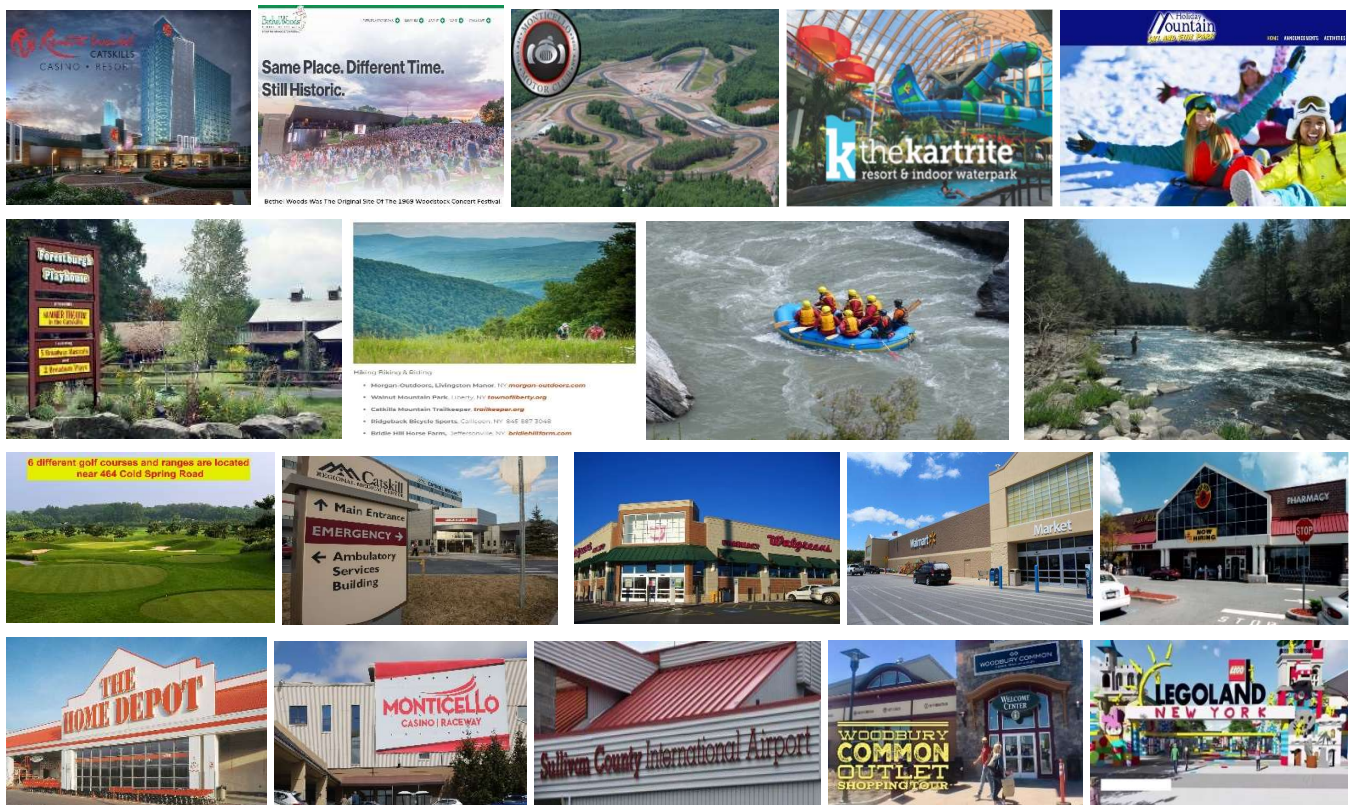
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Experience Adventures with your family or colleagues, while making a sound investment. You are asking what's around 464 Cold Spring Rd's 2.7 acres of perfection? Everything is around, within a short distance. Here are just a few examples.



Fining Dining or something different to eat? Here are just a few (of hundreds) within 10 minutes.



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



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Best Gift: SELLING BROKER'S BONUS (A Custom Electric Moke Jeep)

