



PREFERRED COUNTRY PROPERTIES



Your Priority Is Our Priority



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End of Main Street | On the Rotary | 19 Central Square | Chatham NY 12037 | M. Natalia de Amorim | Broker Owner



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Public Detail with Addl Pics Report

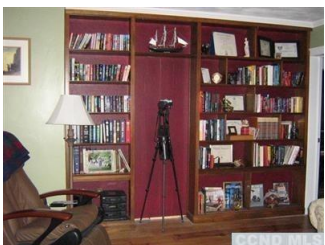
Listings as of 02/19/20 at 9:12am

Active 02/18/20 Listing # 130573 1 Drowne Road, Old Chatham, NY 12136 [Map](#) Listing Price: \$399,000
County: Columbia



Property Type Residential
Area Old Chatham
Beds 5
Baths(FTHQ) 4 (3 0 1 0)
Year Built 1800
Tax Map ID 15-1-14.121
DOM 1

Approx Finished SqFt 4164
Lot Sq Ft (approx) 413820
Lot Acres (approx) 9.5000





School District New Lebanon

Directions From Chatham, north 66 to right on Rt 13 just before Chatham Center bridge - continue 13 thru Old Chatham center

Marketing Remark PERIOD HOME & SETTING surrounded by green meadows and old country paths only 2 miles to the OC (Old Chatham Country Store). Recently renovated 1833 Post & Beam Center-Hall Charmer sits on 9.5 acres and includes an attached Guest Suite w/gas heat, Whirlpool tub, private entrance, separate utilities and its own enclosed porch. Amenities include family room w/toasty pellet stove, deck, patio, 3 porches including 2 screened/enclosed, a heated garage w/workshop and basement w/cement floor, walkout and storm shelter. Generator available separately. Frontage on Drowne and Pitt Roads. Perennial gardens abound.

1st Floor	3058	2nd Floor	1106
Special Conditions	None/Unknown		
General Information		Sign on Property	
911 Address	1 Drowne Road, Old Chatham	Views	No
Zoning	res/agri	Paved Street	Country
Secluded	No	Other Buildings	No
Ag District	Yes		2-Car Garage
Room Sizes/Location		Second Floor	
First Floor	Bedroom 1, Bedroom 2, Bath (2 full baths, 1 half bath), Family Room, Living Room (1 main house - 1 guest suite), Dining Room, Kitchen (1 main house - 1 guest suite), Den/Office (library), Other Room (laundry room)		Bedroom 1, Bedroom 2, Bedroom 3, Bath (full bath)
Property Features		Green Features	
Style	2 Stories, Center Hall, Colonial	Construction	No
Condition	Very Good	# of Garage Spaces	Frame
Roof	Asphalt	Siding	2.00
Basement	Dry (STORM SHELTER), Partial, Walkout	Walls	Aluminum (clapboard under aluminum)
Windows	Double Glazed, Double Hung	Foundation	Plaster, Sheetrock
Floors	Carpet, Ceramic, Hardwood, Linoleum, Wideboard		Stone
Fireplace	Gas Log	Heating Stv Location	Family Room
Type	Pellet	Porch/Deck Options	Porch/Deck (3 porches - see remarks)
Heating Stove Type			
Public Records		Town Tax	
School Tax	\$4357.00 (2019-2020)	Assessors	\$3151.00 (2020)
Assessment	\$282000	FulMrktVal	\$376552.00
Tax Exemptions	Yes (STAR savings \$405.33)		
Utilities		Sewer	
Water	Well	Heat Type	Private Sewer
Electric	200 Amps	Water Heater	Base Board, Hot Water
Fuel	Electric, Oil		Electric
Appliances Included	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Refrigerator, Stove, Water Treatment, Other (trash compactor)		

Presented By:



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February 2020

Web Page: <http://www.PCPrealty.com>

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19 Central Square

Chatham, NY 12037

518-392-5600

Fax : 518-512-0034

See our listings online:

<http://www.PCPrealty.com>

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U.S. Patent 6,910,045

