

## Listing #1



## 132 Stocking Brook, Cooperstown, NY 13326

List Price	<b>\$849,000</b>
Status	Active for Sale
Listing ID	10986439
Property Type	Residential
County	Otsego
Township	Otsego
Neighborhood	Pierstown
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Total Tax	\$11,281
Tax ID	<a href="#">99.00-1-3.02</a>

132 Stocking Brook - This unique country home started life as a c.1887 barn in Sharon Springs, New York. Moved to its current  $\pm 18.72$  acre Pierstown location and reconstructed into a three story "barn house" by Stephen Shauger & Company in 1989. Offering some  $\pm 4,600$  square feet of easy family living space sitting on a hillside looking across the valley, the land offers woods, large sweeping lawn, a front meadow with potential horse paddock, and pond site. Lots of perennials, stonewalls and stone walkway. Every room in this family friendly home is a delight. Beamed ceilings, post and beam corner posts, and cherry floors throughout. Most hardware was handmade at The Farmer's Museum in Cooperstown. The vaulted ceiling entryway has an open staircase to the second floor, and large closet. Charming great room with open kitchen - dining - family room space with Vermont Castings wood stove. The fully applianced kitchen features Wolf 6-burner gas range, butcher block counters, and two pantry spaces. Laundry, and powder room. Large sunroom off the kitchen offers a light filled room with built-in bar, and Vermont Castings wood stove. Den off the great room - perfectly situated office space - has built-in cherry bookcases and cupboards, and closet. Large formal living room with replica of an antique New England brick fireplace and hearth with handmade cast iron potholder. First floor master bedroom with walk-in closet, and en suite bathroom with double sinks. Deck off sunroom to master suite, and wrap around deck to South side. The second floor features a loft area with skylights, perfect for reading, quiet time, and naps. A second master bedroom on this floor has double closets and en suite bath. The hallway has a large walk-in cedar closet, built-in linen storage, and full bath. There are two more large bedrooms with double closets, all with great light. A walk-up attic offers more room, and storage. The basement level has a two-car garage, large mudroom entry, workshop, large finished rec room, more storage, and utilities. At the edge of the driveway is a fabulous  $\pm 2,700$  SF two-story red country barn, which was part of the original barn moved to the site. Great room here for storage, lawn mowers and play vehicles, another workshop, upper floor with storage shelves and space for projects. This wonderfully unique property offers beautiful attention to detail throughout. This home is perfect for a family or a second home with room for visitors. High speed Internet. Cooperstown Schools. 3.5 hours to NYC.

### Property Details

- 4 Total Bedrooms
- 3 Full Baths
- 1 Half Bath
- 4656 Sq. Ft.
- 18.72 Acres
- Built in 1989
- 2 Stories
- Available 4/21/2021
- Contemporary Style
- Full Basement
- 1000 Lower Level Sq. Ft.
- Lower Level: Partly Finished, Garage Access, Walk Out

### Interior Features

- Open Kitchen
- Wood Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Washer
- Dryer
- Hardwood Flooring
- Entry Foyer
- Living Room
- Dining Room
- Family Room
- Den/Office
- Master Bedroom
- en Suite Bathroom
- Walk-in Closet
- Bonus Room
- Great Room
- Kitchen
- Laundry
- Loft
- Private Guestroom
- First Floor Master
- First Floor Bathroom
- 1 Fireplace
- Wood Stove
- Baseboard
- Radiant
- Electric Fuel
- Propane Fuel
- 200 Amps

### Exterior Features

- Post and Beam Construction
- Wood Siding
- Asphalt Shingles Roof
- Attached Garage
- 2 Garage Spaces
- Private Well Water
- Private Septic
- Deck
- Room For Pool
- Room For Tennis
- Driveway
- Trees
- Utilities
- Barn
- Creek View
- Mountain View
- Private View
- Scenic View
- Creek Waterfront

### Listed By

**Patricia Bensen-Ashley**, ASHLEY CONNOR REALTY 607-547-4045 [info@ashleyconnorrealty.com](mailto:info@ashleyconnorrealty.com)

Listing data is deemed reliable but is NOT guaranteed accurate.



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# Property Description Report For: 132 Stocking Brook, Municipality of Town of Otsego



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 365089  
**Tax Map ID #:** 99.00-1-3.02  
**Account Number:** 241379  
**Property Class:** 242 - Rurl res&rec  
**Site:** RES 1  
**In Ag. District:** No  
**Site Property Class:** 242 - Rurl res&rec  
**Zoning Code:** 01 - general  
**Neighborhood Code:** 05088 - OTSEGO INF  
**School District:** Cooperstown  
**Total Assessment:** 2021 - \$738,900  
2020 - \$738,900

**Total Acreage/Size:** 18.72  
**Land Assessment:** 2021 - \$156,400  
2020 - \$156,400  
**Full Market Value:** 2021 - \$738,900  
2020 - \$738,900  
**Equalization Rate:** ----  
**Deed Book:** 2019  
**Grid East:** 341620

**Property Desc:**  
**Deed Page:** 4657  
**Grid North:** 997800

## Area

**Living Area:** 4,656 sq. ft.  
**Second Story Area:** 0 sq. ft.  
**Additional Story Area:** 0 sq. ft.  
**Finished Basement:** 0 sq. ft.  
**Finished Rec Room:** 1,000 sq. ft.  
**First Story Area:** 2,856 sq. ft.  
**Half Story Area:** 0 sq. ft.  
**3/4 Story Area:** 1,800 sq. ft.  
**Number of Stories:** 1.7  
**Finished Area Over Garage:** 0 sq. ft.

## Structure

**Building Style:** Contemporary  
**Bedrooms:** 4  
**Fireplaces:** 1  
**Porch Type:** Porch-open/deck  
**Basement Garage Cap:** 2  
**Overall Condition:** Normal  
**Year Built:** 1989  
**Bathrooms (Full - Half):** 3 - 1  
**Kitchens:** 1  
**Basement Type:** Full  
**Porch Area:** 448.00  
**Attached Garage Cap:** 0.00 sq. ft.  
**Overall Grade:** Good

## Owners

Walter & Beatrice Dolan  
Revocable Living Trust  
132 Stocking Brook Rd  
Cooperstown NY 13326  
Beatrice Dolan  
132 Stocking Brook Rd  
Cooperstown NY 13326

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## Sales

<b>Sale Date</b>	<b>Price</b>	<b>Property Class</b>	<b>Sale Type</b>	<b>Prior Owner</b>	<b>Value Usable</b>	<b>Arms Length</b>	<b>Addl. Parcels</b>	<b>Deed Book and Page</b>
9/16/2019	\$1	210 - 1 Family Res	Land & Building	Dolan, Beatrice E	No	No	No	2019/4657
4/21/2005	\$0	240 - Rural res	Land & Building	Dolan, Walter P	No	No	No	1081/228

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## Utilities

<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Hot wtr/stm
<b>Fuel Type:</b>	Oil	<b>Central Air:</b>	No

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## Improvements

<b>Structure</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>	<b>Year</b>
Porch-open/deck	32 × 14	Average	Normal	1989
Porch-open/deck	41 × 14	Average	Normal	1989
Barn-1.5 gen	45 × 30	Average	Normal	1991

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## Land Types

<b>Type</b>	<b>Size</b>
Primary	3.00 acres
Residual	15.72 acres

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## Special Districts for 2021

<b>Description</b>	<b>Units</b>	<b>Percent</b>	<b>Type</b>	<b>Value</b>
FD315-Otsego Fire Protect	0	0%		0
SW002-Solid Waste User Fee	1	0%		0

## Special Districts for 2020

<b>Description</b>	<b>Units</b>	<b>Percent</b>	<b>Type</b>	<b>Value</b>
FD315-Otsego Fire Protect	0	0%		0
SW002-Solid Waste User Fee	1	0%		0