

Listing #1



1603 Co Hwy 26, Cooperstown, NY 13337

List Price	\$749,000 on 01/09/2023
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11145648
Property Type	Residential
County	Otsego
Township	Otsego
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Total Tax	\$7,844
Tax ID	68.00-1-16.42

Incomparable Fly Creek Valley View Home - A rare opportunity to live just a few minutes from the Village of Cooperstown yet experience ±21-acres of seclusion and privacy on a quiet country road, set above the Fly Creek valley with spectacular views. A winding paved drive leads to this custom designed and built home with exquisite details throughout. Built in 2012, this gracious 3 Bedroom, 2-1/2 Bathroom ±2,100 SF custom-built home offers cozy intimate spaces, lots of room for family or guests, gracious entertaining, and invites you to reconnect with nature in luxury. The welcoming entry hall leads to the open concept great room featuring the kitchen, dining, and living room all with panoramic views of Fly Creek Valley. Custom kitchen featuring natural cherry cabinets, granite countertops, center island, stainless steel appliances, and walk-in pantry with chalkboard door. The living room offers a raised stone hearth wood burning fireplace, doors to the front deck, and the captivating screen porch. Ensuite primary bedroom is carpeted, has a cozy bay window sitting area perfect for reading and taking in the view. Tiled en suite bath with double sinks, a lovely soaking tub, and large glass enclosed tiled shower with bench seat. Attached walk-in closet offers abundant space. A well thought out mudroom/laundry enters from the attached two car garage and offers an extra sink, closet space, stacked washer and dryer, and custom laundry bin with access between the walk-in closet and laundry room. Bins and cubbies for storage, Corian countertop folding area, built-in ironing board, tile floor. Two guest bedrooms with double closets, a full bath, and a hallway of closets. Open staircase in foyer leads to the lower level with finished family room, half bath (room for full bath), French doors to the outside, utilities room, and two more large unfinished rooms. The original free-standing garage which sits away from the house has a small kitchen, bath and laundry as well as living space and is perfect for a caretaker, guest area or party room. Extensive landscaping including lots of lawn space, fenced raised beds, stone walls, picturesque garden cottage, and a large pond with its own island! Enjoy the best of nature relaxing on the deck taking in the mountain view or hike the woods among the abundant wildlife. This distinctive property offers privacy and seclusion coupled with the opportunity to experience all that makes Cooperstown, "America's Most Perfect Village". Its finest include Otsego Lake - the legendary "Glimmerglass" of James Fenimore Cooper's Leatherstocking Tales, The Otesaga Resort Hotel and the legendary 18-hole championship Leatherstocking Golf Course, The National Baseball Hall of Fame, historic Doubleday Field, Fenimore Art Museum, The Farmers' Museum, The Glimmerglass Festival, Clark Sports Center, Bassett Hospital, Brewery Ommegang, fine shops, restaurants. Cooperstown School District. Highspeed Internet available. 3-1/2 hours to NYC.

Property Details

- 3 Total Bedrooms
- 2 Full Baths
- 1 Half Bath
- 2124 SF
- 21.74 Acres
- Built in 2012
- Available 1/09/2023
- Full Basement
- Lower Level: Partly Finished, Walk Out

Interior Features

- Open Kitchen
- Granite Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Washer
- Dryer
- Stainless Steel
- Hardwood Flooring
- Carpet Flooring
- Laminate Flooring
- Ceramic Tile Flooring
- Entry Foyer
- Living Room
- Dining Room
- Family Room
- Master Bedroom
- en Suite Bathroom
- Walk-in Closet
- Kitchen
- Laundry
- Private Guestroom
- First Floor Master
- First Floor Bathroom
- 1 Fireplace
- Radiant
- Propane Fuel
- Central A/C
- 200 Amps

Exterior Features

- Frame Construction
- Cement Board Siding
- Asphalt Shingles Roof
- Attached Garage
- 2 Garage Spaces
- Private Well Water
- Private Septic
- Deck

- Screened Porch
- Covered Porch
- Driveway
- Trees
- Guest House
- Outbuilding
- Pond View
- Mountain View
- Private View
- Scenic View

Taxes and Fees

- Tax Year 2023

Presented By

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Listing data is deemed reliable but is NOT guaranteed accurate.



County Hwy 26

STOCKWELL

TERIANN
SAMMIS