

## Listing #1



## 759 Co Hwy 54, Cherry Valley, NY 13320

List Price	\$75,000 on 04/30/2023
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11172189
Property Type	Residential
County	Otsego
Township	Cherry Valley
School	CHERRY VALLEY-SPRINGFIELD CENTRAL SCHOOL DISTRICT
Total Tax	\$1,072
Tax ID	<a href="#">58.00-1-1.03</a>
FEMA Flood Map	<a href="https://www.fema.gov/portal">fema.gov/portal</a>

Tiny House Off-Grid Country Retreat - Great Views! Looking to join the Tiny House Movement? This tiny house off-grid country retreat with beautiful views is set atop ±6.26 Acres. Private hilltop refuge with cozy furnished and decorated cabin built in 2018. This tiny house has a comfortable living room with open staircase, propane stove, and slider to covered porch with views of the rolling hills. Galley kitchen, bath with shower, and one upstairs bedroom with balcony. Sustainably designed and built with timbers salvaged from 150-year-old barns that were on the property, solar power (1500 Watt Inverter, 400 Amp Hour battery storage), and rainwater collection system (300 gallon cistern, and 110 gallon interior tank), and septic system with 500 gallon tank. Great land with open field, and abundant wildlife. Cherry Valley-Springfield School. A great buy - Offered As-Is! This property offers privacy and seclusion coupled with the opportunity to experience all that Otsego County offers, including 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, SUNY Oneonta, Hartwick College, many fine shops, restaurants, and State Parks. Located just a few minutes from the Village of Cherry Valley, minutes to Glimmerglass Opera and Otsego Lake, convenient to Cooperstown, Oneonta, and NYS Thruway. 3-1/2 hours to NYC.

### Property Details

- 1 Total Bedrooms
- 532 SF
- Built in 2018
- Available 4/30/2023
- 1 Full Bath
- 6.26 Acres
- 2 Stories
- Cabin Style

### Interior Features

- Galley Kitchen
- Hardwood Flooring
- Kitchen
- Laminate Kitchen Counter
- 3 Rooms
- First Floor Bathroom
- Refrigerator
- Living Room
- Propane Stove

### Exterior Features

- Frame Construction
- Open Porch
- Survey
- Scenic View
- Wood Siding
- Covered Porch
- Trees
- Asphalt Shingles Roof
- Room For Pool
- Mountain View
- Private Septic
- Room For Tennis
- Private View

### Taxes and Fees

- Tax Year 2023

### Presented 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.

**PRESSLY,  
NICHOLAS**

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**County Rd 54**

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