

Listing #1



721 Co Hwy 54, Cherry Valley, NY 13320

List Price	\$679,000 on 05/06/2023
Shared in MLS	Yes
Listing ID	11173779
Property Type	House
County	Otsego
Township	Cherry Valley
School	CHERRY VALLEY-SPRINGFIELD CENTRAL SCHOOL DISTRICT
Total Tax	\$9,290
Tax ID	58.00-1-1.01
FEMA Flood Map	fema.gov/portal

Cherry Valley Farmhouse - this wonderful Victorian is filled with nooks and crannies, and lots of original features. Main floor offers the kitchen with dining area, pantry, half-bath, family room, formal dining room, entry hall, library, living room with gas fireplace, full bath, and two bedrooms. Upstairs are three roomy bedrooms including the ensuite master bedroom, all with good closets, full hall bath with laundry, and a charming hallway/sitting area. Full walk-up attic. Front and back staircases. Wood floors, wainscoting, covered front porch, stone patio to the back for entertaining, deck off kitchen for outdoor dining, lovely gardens, and old growth trees. Property consists of ±88 acres with pond next to the house, open fields, woods, and Cherry Valley Creek frontage. House offers opportunity for a B&B or lovely family home. This distinctive property offers privacy and seclusion coupled with the opportunity to experience all that makes Otsego County a destination. 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, Fenimore Art Museum, The Farmers' Museum, The Glimmerglass Festival, Clark Sports Center, Bassett Hospital, Brewery Ommegang, fine shops, restaurants. Cherry Valley-Springfield Schools. Convenient to Cooperstown, Oneonta, US-20, I-90, 3-1/2 hours to NYC.

Property Details

- 5 Total Bedrooms
- 3 Full Baths
- 1 Half Bath
- 3694 SF
- 88.01 Acres
- Built in 1840
- 2 Stories
- Available 7/01/2023
- Colonial Style
- Partial Basement
- Lower Level: Unfinished, Bilco Doors

Interior Features

- Eat-In Kitchen
- Tile Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Washer
- Dryer
- Hardwood Flooring
- Vinyl Flooring
- Ceramic Tile Flooring
- 10 Rooms
- Entry Foyer
- Living Room
- Dining Room
- Family Room
- Primary Bedroom
- en Suite Bathroom
- Walk-in Closet
- Library
- Kitchen
- Breakfast
- Private Guestroom
- First Floor Bathroom
- 1 Fireplace
- Baseboard
- Hot Water
- Oil Fuel
- Propane Fuel
- 200 Amps

Exterior Features

- Frame Construction
- Wood Siding
- Metal Roof
- Attached Garage
- 2 Garage Spaces
- Private Well Water
- Private Septic
- Deck
- Patio
- Covered Porch
- Room For Pool
- Room For Tennis
- Driveway
- Trees
- Utilities
- Stream View
- Pond View
- Mountain View
- Wooded View
- Private View
- Scenic View
- Farm View
- Stream Waterfront
- Pond Waterfront

Taxes and Fees

- Tax Year 2023

Presented By

Patricia Bensen-Ashley, ASHLEY CONNOR REALTY 607-547-4045 info@ashleyconnorrealty.com



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Co Rd 54
Co Hwy 54

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