

Listing #1



102 Prevost Place, Cooperstown, NY 13326

List Price	\$599,000 on 04/05/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11457291
Property Type	House
County	Otsego
Township	MIDDLEFIELD
School	COOPERSTOWN CENTRAL SCHOOL DISTRICT
Total Tax	\$8,075
Tax ID	70.11-1-47.00
FEMA Flood Map	fema.gov/portal

Just 10-minutes from Cooperstown, this spacious c 2007 Colonial set on ±0.39 countryside acres offers some ±2600 SF of living space and deeded lake rights to Otsego Lake. Formal mahogany entryway with sidelites, formal living room with gas fireplace and Federal mantle, spacious dining room with sliding glass door to deck, primary bedroom with ensuite bath with Italian tile floor, garden soaking tub, and walk-in closet, hall full bath with linen closet and laundry and door to deck, comfortable family room open to cook's kitchen with cherry-stained maple cabinets, Silestone counters, and stainless-steel appliances complete the first floor. Upstairs are two spacious bedrooms, hall full bath, and bonus room for lounging or potential future bedroom. Pre-finished basement - perfect for adding more living space and bath for hosting guests or relaxing with family. Wraparound mahogany decked front porch, rear deck for entertaining, and fire pit for stargazing and family fun. Special features include propane fired 4-zone hot water heat (radiant: first floor, basement; baseboard: second floor), hot water off boiler, 200-amp electric service, radon mitigation system, security system, highspeed internet. Oak hardwood floors throughout. Detached two-car garage. Deeded Lake Rights - Enjoy Otsego Lake with ± 103' of shared lakefront, dock, swimming area, and bulkhead space for sunbathing and relaxing by the water. The perfect place to relax and enjoy those summer days and live year-round. Great investment opportunity - strong Summer / Baseball Tourism weekly rental history with several weeks already booked for this Summer. Offered furnished and turn-key. Convenient to Cooperstown, Oneonta, Baseball Hall of Fame, Dreams Park, Cooperstown All-Star Village, Glimmerglass Festival, SUNY Oneonta, Hartwick College. Oneonta City School District. 3.5 hours to New York City. This property truly offers the best of both worlds - tranquility and convenience. Don't miss out on this incredible opportunity to own a peaceful country home with Otsego Lake rights. Schedule a showing today!

Property Details

• 3 Total Bedrooms	• 0.39 Acres	• Colonial Style	• Lower Level: Partly
• 3 Full Baths	• Built in 2007	• Full Basement	Finished, Bilco Doors
• 2600 SF	• 2 Stories	• 1460 Lower Level SF	

Interior Features

• Eat-In Kitchen	• Stainless Steel	• Primary Bedroom	• 1 Fireplace
• Quartz Kitchen Counter	• Ceramic Tile Flooring	• en Suite Bathroom	• Radiant
• Oven/Range	• Hardwood Flooring	• Walk-in Closet	• 4 Heat/AC Zones
• Refrigerator	• Vinyl Flooring	• Kitchen	• Propane Fuel
• Dishwasher	• Furnished	• Laundry	• Wall/Window A/C
• Microwave	• 8 Rooms	• First Floor Primary Bedroom	• 200 Amps
• Washer	• Living Room		
• Dryer	• Dining Room	• First Floor Bathroom	

Exterior Features

• Asphalt Shingles Roof	• Private Septic	• Driveway	• Water Frontage: 100'
• Detached Garage	• Deck	• Trees	Shared Lake Rights
• 2 Garage Spaces	• Covered Porch	• Wooded View	
• Private Well Water	• Cul de Sac		

Taxes and Fees

- Tax Year 2025

Presented By

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Listing data is deemed reliable but is NOT guaranteed accurate.



