



181 Boband Rd, Jeffersonville, NY 12748
\$495,000

Boband House

Boband House offers dreamy old world charm wrapped in a newer construction home built in 2003. This farmhouse style center colonial residence has a smart and cozy layout with three bedrooms, one full bath plus powder room, bonus partially finished basement, and a spacious covered back porch.

The Setting: Perched down a quiet country road on a tranquil lot surrounded by woods, Boband House is centrally located near Sullivan County's trendiest hot spots.



The Particulars

Bedrooms: 3
Bathrooms: 1.5
Square Footage: ~1,800 + ~900 basement (partially finished)
Acres: 1.82
Year built: 2003

Top amenities:

- Two wood-burning fireplaces
- Gorgeous light throughout the day
- Large covered back porch
- Bonus basement rec space

Connectivity:

- High speed Spectrum cable internet
- Cell reception

Appliances:

- Range/oven (propane)
- Fridge
- Dishwasher
- Washer and dryer
- Freezer in basement
- Basement surround sound system + TV

Utilities:

- Septic: Installed when house was built in 2003, inspected and pumped in 2020.
- Water: Drilled well from 2003. Water treatment system (sulfur and heavy metals) installed in 2020.
- Heat: Hot water baseboard & cast-iron radiators. Oil boiler - 3 heating zones.
- Fireplace: Two wood-burning fireplaces.
- Hot water: Passive tank heated from boiler.
- Electric: 200amp, NYSEG



Showing Information

Directions: Google Maps will lead you to 181 Boband Rd, Jeffersonville. From Jeffersonville take Route 52 to RT onto Dewitt Flats to LT onto Boband Rd. From 17, take exit 101 then follow map to Route 52, LT onto C Spielman Rd which turns into Boband Rd.

ACCESS: Schedule via ShowingTime. Listing agent to attend all showings.

SHOWING INSTRUCTIONS:

- Buyers are to be accompanied at all times.
- Please remove shoes inside the house.
- No dogs in the house, no exceptions. Dogs are to be kept on leash while on the property.
- Please don't touch the thermostats or change the heat settings.

FURNITURE/CONTENTS: Boband House is being sold fully furnished with a select list of exclusions and personal items. Just bring your toothbrush! Please inquire for details.

TAXES:

- School Tax: \$4,505
- Town Tax: \$5,347

HOUSE IMPROVEMENT HIGHLIGHTS:

- New Roof 2019
- New Boiler 2021
- Water Treatment System (sulfur and heavy metals) 2020
- New Front Porch 2020