

FOR SALE
STRAWBERRY HILL
RESTORED FARM COTTAGE
SURROUNDED BY 3 PRIVATE ACRES

Offered for sale is the original John Lusich Farm Cottage on 3 acres of rolling lawns, trees, and a pond. Strawberries were the most prominent crop grown on the Lusich Farm in Germantown, NY, attracting produce buyers from NYC. During the restoration process the present owner named it Strawberry Hill.

Strawberry Hill's Hudson Valley (southern Columbia County) location is convenient to travel arteries and public transportation. Close to: NYS Thruway at Kingston and Catskill, Taconic Parkway, Amtrak at Rhinecliff and Hudson, and Metro North at Poughkeepsie. Also near NY, MA and VT ski areas. Boat access to Hudson River from NYS (Germantown) Boat Launch site.

Cottage:

1st Floor: living room, eat-in country kitchen, mudroom, 2 bedrooms, 1 bathroom
original wood floors - tile in bathroom
new windows living room, kitchen, and bathroom
new side-by-side refrigerator w/water and ice

2nd Floor: new large dormers to front of cottage
1 bedroom with new windows, wood flooring
open space for additional bedroom/office, and/or bathroom

Basement: Bilco doors access to outside
new high efficiency triple pass boiler
new oil tank
2 new water heaters
new water softener

Additional: new roof (30 year shingles)
new well (282') and pressure tank
new underground 200 amp electrical service
new 500 gallon dry well
newly painted exterior and interior with decorator chosen colors
new privacy landscaping with circular driveway

For more information or to schedule a visit please contact:
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