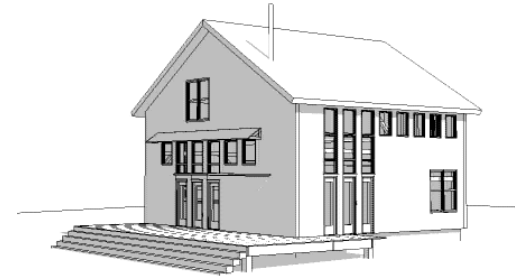




33 Van Tuyl Rd., Pond Eddy, NY 12770
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Hillside

DESCRIPTION

Re-conceived as a home, this small barn sits in its original location in the area locally referred to as Hillside. An open kitchen/living/dining room features a cathedral ceiling, wood stove, and floor to ceiling windows. A small loft floats above the space and offers a unique place for a small library, office, or playroom. Three generous bedrooms with vaulted ceilings and exposed rafters each have their own bathrooms and exceptional views onto the original farmland.



ADDRESS

134 Bloom Road
Pond Eddy, NY 12770

BEDS

3

PRICE

479,000

BATHS

3

ACREAGE

1 acres

FEATURES

430 square foot deck, modern bathroom extension, fully exposed hand-hewn timber frame and salvaged wood finishes. Unrestricted access to 50 acres of pristine forest, streams, and pond.

GROSS AREA

1,625 square feet

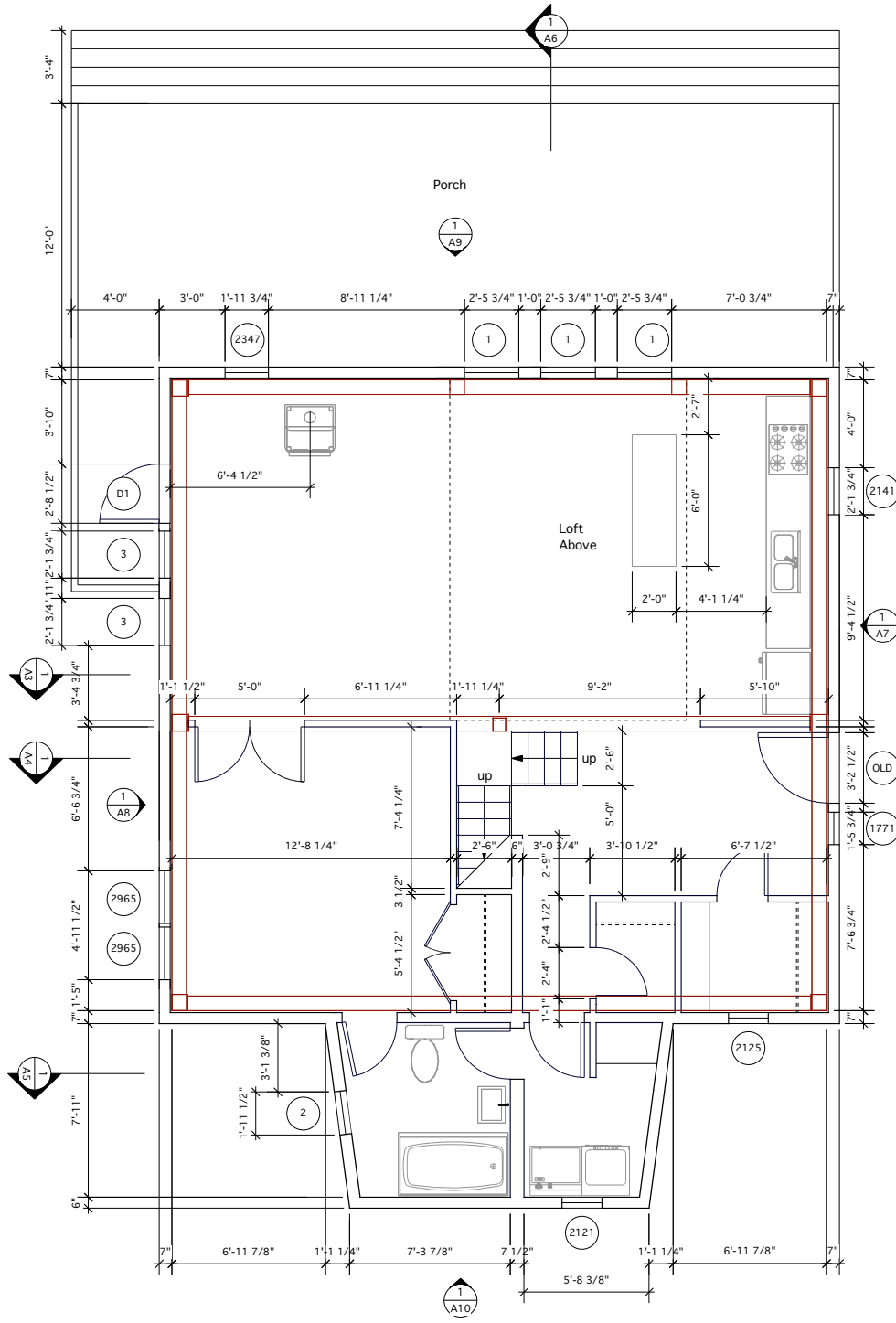
TAXES

estimated 5000/yr





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HILLSIDE BARN FIRST FLOOR PLAN
 BOYM PARTNERS INC. A1 Scale: 1/4" = 1'-0" DATE: 6/7/06



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