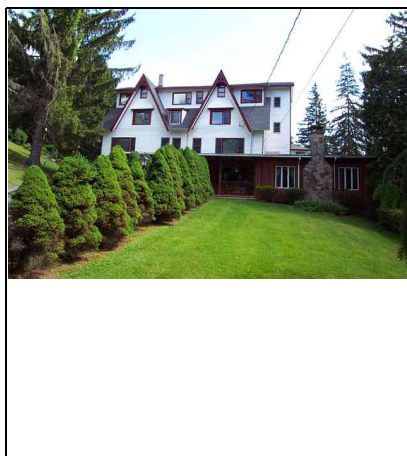


## LISTING DETAIL



**MLS #** 27249  
**Status** ACTIVE  
**Type** Commercial  
**Township** Callicoon Township  
**County** Sullivan County  
  
**Address** 1630 Gulf Road  
**Address 2**  
**City** Callicoon Center  
**State** NY  
**Zip** 12724  
**Class** COMMERCIAL/INDUSTRIAL  
**Asking Price** \$1,850,000

**Kevin J Graham**  
**American Heritage**  
**Off: (845) 482-5565**  
**Off: (845) 482-5565**  
**4936 Route 52**  
**Jeffersonville NY 12748**  
**kjgraham@hvc.rr.com**  
**americanheritagerealestate.com**

**Directions** From Roscoe take County Route 123 to Callicoon Center - Hills Country Inn is on the right #1630.

## GENERAL

<b>Listing Type</b>	Exclusive Rights	<b>Number of Units</b>	61	<b>Building 1 Sq Ft</b>	
<b>Construction</b>	Wood Frame	<b>School District</b>	Sullivan West	<b>Building 2 Sq Ft</b>	
<b># Stories</b>	Three	<b>Approx Year Built</b>	1900	<b>Building 3 Sq Ft</b>	
<b>Garage/Bay</b>	1	<b>Development</b>		<b>Building 4 Sq Ft</b>	
<b>Electric</b>	On Site	<b>Approx Total Square Feet</b>	25667	<b>Approx Lot Size-Front</b>	1500
<b>Water</b>	Drilled Well	<b>Warehouse SqFt Heated</b>	0	<b>Approx Lot Size-Side</b>	
<b>Sewer</b>	Septic	<b>Warehouse SqFt Unheated</b>	0	<b>Tax Map-Section</b>	11
<b>Number of Acres</b>	30.00	<b># Buildings</b>		<b>Tax Map-Block</b>	1
				<b>Tax Map-Lot</b>	22.1

## FEATURES

<b>DESCRIPTION</b>	Bed & Breakfast/Inn, Hotel/Motel, Multi Dwellings, Multi Structures, Office, Residence on Premises	<b>EXTERIOR ROOF FOUNDATION</b>	Vinyl Siding Flat, Pitched, Shingle Block, Full, Slab, Stone	<b>BASEMENT FUEL EQUIPMENT</b>	Full, Slab, Stone, Walk-Out Electric, Oil, Wood Counters, Fire Alarm, Refrigeration
<b>CONDITION</b>	Good, Mixed, Very Good	<b>EXTERIOR FEATURES FLOORS HEATING</b>	Exterior Lighting, Fire Escape, Landscaping Concrete, Tile, Vinyl, Wood Baseboard, Electric, Hot Water, Radiator, Wood Furnace	<b>POSSIBLE FINANCING DOCUMENTS ON FILE OPTIONS</b>	Conventional, Owner First Disclosure, Other/See Remarks Sale Only
<b>NEAR (UNDER 5 MILES) ROAD TO SHOW</b>	Golf, Hotels, Lake/Stream, Performing Arts Center, Parks, River, Schools, Shopping County, Paved, Town/Village By Appointment, Call Broker				

## FINANCIAL

<b>Town &amp; County Tax</b>		<b>Yearly Income</b>	
<b>School Tax</b>		<b>Yearly Expenses</b>	
<b>Village Tax</b>		<b>Land Value</b>	
<b>Tax Year</b>	2009	<b>Total Value</b>	
<b>Approx Total Taxes</b>	24000	<b>Financing Terms</b>	
<b>Tax Exemption Y/N</b>	No		

## REMARKS

Beautiful setting, manicured grounds and inviting rooms give this Inn such a wonderful appeal. With the full commercial kitchen and 42 acres, this property has many options and possibilities.