



# THE 1826 QUEEN+ GUEST HOUSE

2549 St Highway 28  
Oneonta, NY

\$1,250,000 | 7 BR | 6 BA | 14+ ac

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at Keller Williams Upstate NY Properties

94 Main St Delhi, NY 13753  
607 746-3000  
CatskillCountryLiving.com

## Incredible 2 Home Package – Historical Barns – 13+ ac

Rising gracefully like the regal queen it embodies, this majestic MASTERPIECE has proudly stood in the picturesque countryside between Cooperstown and Oneonta for almost two CENTURIES. The striking NEOCLASSICAL architecture of the home exudes a grand sense of country living, while the understated beauty of simply adorned columns and inviting ROCKING CHAIR PORCH reflects a charming simplicity of life. Imagine a gentle breeze caressing your face, carrying a delightful fragrance of blooming flowers as you sit on a porch that has seen decades of time develop. Enjoy serene countryside views and soak in the beauty of the headwaters of the Susquehanna River Valley. This special setting is not just beautiful, it's multi-purposed. The property is zoned for both RESIDENTIAL and COMMERCIAL applications. Make your dreams come true with an IDEAL LIVE WORK property.

### Grand Central Hall

From the porch, step through a massive front door into a space that offers options. The GRAND CENTRAL HALL serves as the heart of the home. Arteries to the left take you to the parlor, in front of you simple, elegant stairs, beyond lies a library, and to the right an ultra-comfortable gathering area with FIREPLACE, DEN, plush seating shared with a dining room and kitchen beyond.

### Parlor

The front PARLOR is a sanctuary of serenity to relax and unwind, while immersing yourself in the timeless beauty of this extraordinary home. Quintessential, this room mesmerizes you with an ethereal glow of sunlight filtering through towering, sturdy front Doric columns. The soft warm illumination dances playfully across the room, casting







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enchanting shadows over the piano and elegant furnishings. As you bask in the tranquil ambiance, you are transported to a bygone era of sophistication and charm.

### Library

Adjoining the parlor is a dedicated LIBRARY, a haven for tranquil intellectual escape. This cozy nook beckons you to immerse yourself in a literary world, where the scent of well-worn books and gentle rustling of pages transport you to far-off places and captivating stories. The soft northern light is perfect with a favorite reading lamp to settle in and lose track of time, surrounded by floor to ceiling cupboards and bookshelves emersed in the magic of words.

### Patio

The rear of the hall has access to the basement 'MAN CAVE' and a rear door leads to a charming courtyard, its own hidden oasis. The courtyard is adorned with lush greenery, vibrant flowers, and a HAND-LAID STONE PATIO to create a peaceful retreat to escape the hustle and bustle of everyday life. Whether you choose to sip your morning coffee surrounded by birdsong or unwind with a glass of wine under the stars, the courtyard offers a serene sanctuary for relaxation and contemplation.

### Second Floor

Ascending the stairs to the second floor, you are greeted by a sense of anticipation as your hand drifts along the HAND-CARVED railing with richly stained balusters. Each step reveals more of the timeless elegance and impeccable CRAFTSMANSHIP that define this regal residence. 4 bedrooms and 2 full bathrooms await on the second floor, each with its own character. The primary bedroom has a mini-split AC unit and enormous closets, and private access to an expansive central bath. All updated and gleaming brightly. Down the hall, 2 remaining bedrooms share a central bath with laundry.



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### Living Room

Back downstairs, to the right of the central hall, a COMFORTABLE LIVING ROOM lies bathed in a glow emanating from the soul-warming fireplace at its center. The crackling flames provide a cozy ambiance, inviting you to gather with loved ones and create cherished memories. The room has an atmosphere of refined comfort and sophistication. As you take in the surroundings, your eyes are drawn to rich wood floors, their warm hues mirroring the amber tones of the intricately CARVED MANTLE above the fireplace. The combination of the natural elements exudes harmony and warmth, creating an ideal setting for intimate conversations, lively gatherings, and moments of quiet introspection.

### Dining Room

The nearly 200 year old dining room opens to the living room and has been a gathering place of wisely-spoken area leaders, as well as squealing children. Surrounded by windows and doors that open to the porch, and adjacent to the kitchen, your senses wander with fragrant lusciousness of warm summer days or rich smelling stews. A bathroom off the dining area, with full shower and door to the rear patio, is conveniently accessed from kitchen, living room and outdoors.

### Kitchen

The modern extension that is the kitchen complex is a hat-tip to excellent design. A chef's dream, this cooking space is part family room, part entertainment room and all cooking space. Once you share a glass of wine here, you may never want to leave. Built around a central island, the master-chef appointments are numerous — 6-burner gas stove, double oven, cavernous refrigerator, farm sink overlooking the front lawn, and solid stone counters that seem to go on forever! Brilliant lighting, illuminating all-solid-cherry floors and cabinets make a special room simply divine. The added bonus of the 130+ square foot SCREENED PORCH is SIMPLY UNFORGETTABLE.

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### The Barns

Listed on the New York State roster of HISTORICAL BARNs, the primary dairy barn, with its distinctive shape classical tiered structure is but one of 6 barns on the property. Two of these barns date back to the earliest days of our farm, and it's incredible to see how they have stood the test of time. The cattle stanchions and overshot storage drops are still intact, serving as a testament to the rich heritage of our land. In a world that is constantly evolving, it's becoming increasingly rare to find these bastions of bucolic beauty. They are like cathedrals of the countryside, preserving a piece of history that deserves our utmost respect and admiration. It is a privilege and a joy to maintain and protect these architectural masterpieces.

### The Guest House

This unique AIRBNB cape has all the features you need to make it the perfect second home. It is handicap friendly, making it accessible to everyone. It also has a proven income-producing record, providing great investment opportunities. Make use of it for business, guest suites, or even in-law management – the possibilities are endless!

### Location, Location, Location

This property is conveniently located between New York's Baseball Capital, Cooperstown, and the college town of Oneonta. Restaurants, museums, sporting ( of all kinds ), lakes, rivers, theaters (including the world renown Glimmerglass Opera House) – there is always something wonderful to do within a short drive of this centrally located property.

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**Price:** \$1,250,000

**Year Built:** 1826 (Main Hse) 2004 (Guest Hse)

**Sq. Ft:** 2900

**Lot Size:** 13.67 acres (3 parcels)

**School Dist:** Milford Central School District

**Town/County Tax:** \$3,286 (3 Parcels)

**School Tax:** \$9,255 (3 Parcels)

**Construction:** Frame

**Foundation:** Stone (Main House) Poured (Guest House)

**Flooring:** Tile, Hardwood, Ceramic, Carpet

**Insulation:** Yes

**Electric:** 200 Amps, NYSEG (Backup Generator)

**Heating/Cooling:** Circulated Hot Water (Radiant in Kitchen), Fuel Oil and Wood Fireplace, Mini Split AC (Main House) Oil-Fired Forced Air, Central AC (Guest House)

**Windows:** Thermopane, Low E

**Hot Water:** Electric

**Water:** Well

**Sewer:** Septic

**Siding:** Wood (Main House) Vinyl (Guest House)

**Roofing:** Asphalt Shingle

**Exterior Features:** 6 Historic Barns, Screened In Porch/Sunroom, Hand-Laid Stone Patio, Rocking Chair Covered Porches, Deck, Generator

**Interior Features:** Wood Burning Fireplace and Mini Split AC, Exposed Beams, Library with Floor to Ceiling Built-Ins, Wet Bar (Main House), Central Air (Guest House)

**Appliances:** Thermadore Stainless Double Oven, 6 Burner Gas Range, Refrigerator, Microwave, Garbage Disposal, Ice Maker, Trash Compactor; Washer & Dryer;

**Add'l Rooms:** Living Room, Parlor, Library, Kitchen, Dining Room, Basement Office (Main House), Living Room, Dining Area, Reading Nook, Pantry (Guest House)

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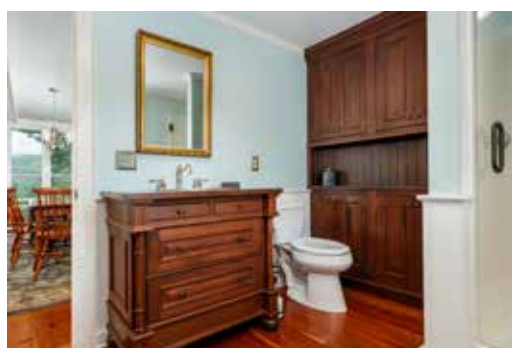
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