

\$650,000 - 1302 Route 22 # 1300, Brewster

MLS® #874841

\$650,000

5 Bedroom, 5.00 Bathroom, 2,970 sqft

Residential on 3.17 Acres

N/A, Brewster, NY

Two homes for the price of one! Rare opportunity to own a large main Home (3 BDR / 2.5 BATH) and a separate Cottage (2 BDR / 2 BATH) on over 3 + private acres AND a free-standing separate garage. Perfect for a family compound, "live in one, rent the other" or use the 912 sqft Cottage as an artist studio/workspace. The Cottage has a strong rental history. Each home has its own Well, Septic, and 200-amp service. Recent upgrades include new roofs (under 3 yrs), Solar Panels, updated bathrooms, oak floors, vaulted ceilings, and wood-burning stoves in both homes. Both homes feature filtration/UV water systems, new appliances, and new electric. A detached 2.5 cargarage sits separately on the property with its own defined space—ideal for storage, a workshop, or conversion. Heating is floor furnace and electric baseboards. Very efficient home-Solar Panels and Woodburning stoves. Propane tank is above ground. Newly built patio with approved plans for a beautiful Timber Canopy (see image in photos). The fully approved plan included the use of timber from the property. Current Tenant in the 2-bedroom Cottage pays \$2,800 per month plus utilities and is month to month. It is possible, with town approval to subdivide the Cottage onto its own parcel since it is in R40 zoning. Enjoy the best of both worlds, private homes in a beautiful setting (surrounded by DEC greenspace) yet an ideal commuter location with close proximity to the train, I-84, as well as local eateries, shopping



centers and much more. Overall floor plan is attached under public documents; additional floor plans are available upon request. Split units AC/Heat in Cottage only.

Built in 1920

Essential Information

MLS® #	874841
Price	\$650,000
Sold Price	\$787,500
Date Sold	September 19th, 2025
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,970
Acres	3.17
Taxes	\$13,374
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial, Cottage
Status	Closed

Community Information

Address	1302 Route 22 # 1300
Subdivision	N/A
City	Brewster
County	Putnam County
State	NY
Zip Code	10509

Amenities

Utilities	Electricity Connected, See Remarks, Water Connected
# of Garages	3

Interior

Interior Features	Other
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Appliances	Dryer, Washer
Heating	Baseboard, Other
Cooling	Ductless
Has Basement	Yes
Basement	Unfinished
Fireplace	Yes
Fireplaces	Wood Burning

Exterior

Exterior	Frame
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School Information

District	Brewster
Elementary	C V Starr Intermediate School
Middle	Henry H Wells Middle School
High	Brewster High School

Additional Information

Date Listed	June 8th, 2025
Days on Market	10

Listing Details

Listing Courtesy of	Briante Realty Group, LLC
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