

\$375,000 - 57 Empire Drive, Patterson

MLS® #860575

\$375,000

2 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.30 Acres

Putnam Lake, Patterson, NY

Accepted offer- continue to show June 10

--This 1985 expanded cottage is now an 1135 sq. ft. Putnam Lake charmer. The home offers 2 large bedrooms and 2 full baths. The primary bedroom has its own full bath. Features include an eat in kitchen with breakfast area and double wall oven; a cathedral ceiling living room with exposed structural beams; plus an eye catching propane stove; there is a den/office in the front of the home with many possibilities; off the kitchen is a glass and screen enclosed room over the old deck-this needs a little TLC but is still a great asset. Under the primary bedroom and bath addition is full 5' high basement. Great storage.

A new roof and structure have just been completed over the original cottage section, a new well pump was installed in the last 6 months and waste lines to the septic tank have been re-plumbed. Home features a whole house auto generator.

The off street parking in the rear of the home can accommodate 4 cars. The parking area base is constructed with honeycomb pavers to allow proper absorption of rain water.

The owners have always used the back as the primary entrance because of the many stairs required to access the front door. There is a driveway in front of the home accessing those stairs- so if you like exercise. The taxes do not reflect the basic STAR savings of \$835. There is an ADA compliant ramp at the rear of the home.

Some updating could make this a great home



for years to come!

Built in 1931

Essential Information

MLS® #	860575
Price	\$375,000
Sold Price	\$385,000
Date Sold	August 27th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	0.30
Taxes	\$6,911
Year Built	1931
Type	Residential
Sub-Type	Single Family Residence
Style	Exp Ranch
Status	Closed

Community Information

Address	57 Empire Drive
Subdivision	Putnam Lake
City	Patterson
County	Putnam County
State	NY
Zip Code	12563

Amenities

Utilities	Cable Connected, Electricity Connected, Propane, Trash Collection Private, Water Connected
Parking Spaces	4
Parking	Off Street

Interior

Interior	Carpet, Linoleum
Interior Features	First Floor Bedroom, First Floor Full Bath, Beamed Ceilings, Cathedral Ceiling(s), Eat-in Kitchen, Entrance Foyer, Primary Bathroom, Open

	Kitchen, Walk Through Kitchen
Appliances	Dryer, Electric Oven, Electric Water Heater, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Baseboard, Electric, See Remarks
Cooling	Attic Fan, Wall/Window Unit(s)
Has Basement	Yes
Basement	Bilco Door(s), See Remarks

Exterior

Exterior	Frame, T111
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School Information

District	Brewster
Elementary	John F. Kennedy
Middle	Henry H Wells Middle School
High	Brewster High School

Additional Information

Date Listed	May 11th, 2025
Days on Market	40
Levels	One

Listing Details

Listing Courtesy of	Coldwell Banker Realty
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