



attached

2 Baltsas Road

3 Units | Currently Single-Family Use



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General Information

Tax ID	18-5-2
Building Size	5,436 sq ft
Lot Size	0.98 acres
Year Built	1967
Financing	All
Tenancy Status	Owner Occupied
Seller Offering	2% buyer agent commission

Unit Count

Unit 1 (Studio)
1 Bed, 1 Bath

Unit 2
2 Bed, 1.5 Bath

Comes with a theater

Unit 3
4 Bed, 3 Bath

Expenses (Annual)

County & City Taxes 2026	\$4,601.32	
School & Library Taxes 2026/27	\$10,631.30	
Sanitation Fee 2026	\$1,099.20	
Central Hudson Utilities	\$7,200	<i>On Average</i>
Propane (Monthly)	\$550/\$600	<i>In winter (one fill up usually lasts 1 -1.5 months)</i>



Additional Notes

- Current configuration: the property is currently being used as one large single-family home. To divide the two units in the main house, it would be required to reinstall a dividing wall.
- 3 full kitchens, sauna, office, wine cellar/closet & movie theater
- 40 x 25 inground pool outside cabana (*saltwater pool*)
- Full outside kitchen & detached gym
- Full speakers in house
- Full renovation was completed in 2020/2021
- New roof (2020-2021)
- New septic (February 2026)
- Septic system was recently replaced & upgraded

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