

## Upper Red Hook property of Frederick W. Dupee

LAND. 6.1 acres. Surveyed and title searched in 1945. No restrictions or other encumbrances. Includes recent and extensive plantings of shrubs and flowers, wooded and hilly acres, and a picnic place with wide views of the Catskills and the Hudson valley. 2 good springs.

HOUSE. Seven principal rooms. 15 x 24 foot living room with bay windows and fireplace. Large central hall. Smaller dining room with ~~alcove~~ and authentic Federal fireplace. Compact cabinet kitchen with electric dishwasher. Four bedroom, two large and two small, one with large Colonial fireplace and exposed beams. Two modern baths with ~~stair~~ built-in tubs and showers. One lavatory. Large attic, recently weatherized with glassrock. Full basement with laundry, playroom, furnace room and store room. Recently installed automatic oil furnace with two storage tanks. Hot water system. Underpinnings of house recently inspected and reinforced. Wiring in basement replaced. Drilled well averaging 30 gallons. Pump. Electric hot water heater. Blacktop driveway. Coach light at front steps, floodlight at rear. Screens for all windows ~~xx~~ except bay windows in living room. Metal roof, recently painted. Single party phone.

COSTS. Total taxes 230-235. Heating: 300 -340 depending on season. Electric; 32 bi-monthly. Present mortgage of 6000 at ~~5x~~ 5% could be extended to 8000.

School bus serving the Red Hook Central School stops at door.