36 N Main Street
Berlin, NY 12022

STONE HOUSE PROPERTIES

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MLS# 20264319







$359,000

3 Bedrooms | **2** Bathrooms | **1,653** Sqft

Versatile Home with Exceptional Garage Space & Business Potential in the Heart of Berlin Welcome to this well-maintained two-bedroom, two-bath ranch offering the ease of one-floor living with the potential for a third bedroom in the finished lower level. Situated on nearly an acre in the heart of Berlin, this unique property combines comfortable living with incredible opportunities for hobbyists, entrepreneurs, or those seeking exceptional storage and workspace. The main level features a spacious living room with a beautiful bay window, a bright dining/sitting room with radiant floor heat, first-floor laundry, generously sized bedrooms with large closets, and two impressive storage closets measuring approximately 9' x 9'. The bathroom includes a convenient raised-height toilet for added comfort. Enjoy outdoor living from both the front and rear decks. The back deck is equipped with a full awning for shade and comfort, with additional covered storage underneath--perfect for lawn equipment and seasonal items. The partially finished lower level boasts soaring 10-foot ceilings and offers outstanding flexibility with a full bathroom featuring a Jacuzzi tub, an office or guest room, potential for a third bedroom, a workshop area, utility space, and additional storage. Car enthusiasts, contractors, and business owners will appreciate the property's



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