

## PROPERTY OVERVIEW

A Revered Staple in the Community and sought after HOT SPOT for weekend travelers, The El Paso Winery and Property is available for the next owner to take over and make their own remarkable memories and unforgettable wine. This property includes a detached Single Family home including 3 bedrooms 2 full baths, a craft style kitchen, granite countertops, 6 burner Viking range, formal living and dining rooms, fresh Berber carpets leading upstairs where you'll find a private ensuite and soaking bathtub that gives way to mountain views as you relax and unwind. The oversized barn has been converted to a wine tasting room and event space with additional entertaining space outdoors showcasing a decorative Pergola on the 36' X 40' Deck with natural mountain view backdrops perfect for parties and large gatherings or tastings. The custom made bar made with original pine stretches across the room for plenty of seating and great work space. This listing includes 8 acres on 9W/Broadway in Ulster Park with high visibility for Sale. If you're looking for a turnkey opportunity along with upside potential make an appointment today.

## PROPERTY SUMMARY

<b>COUNTY:</b>	<b>ULSTER</b>
<b>TOWNSHIP:</b>	<b>ESOPUS</b>
<b>ZONING:</b>	<b>GC</b>
<b>SALE PRICE:</b>	<b>1,495,000</b>
<b>YEAR BUILT:</b>	<b>1890</b>
<b>ELECTRIC:</b>	<b>200 AMPS</b>
<b>LOT SIZE:</b>	<b>8 ACRES</b>







**BUILDING  
DIMENSION**



**LOT SIZE  
8 ACRES**



**BASEMENT  
FULL**



**GARAGE CAP  
2, DETACHED**

**HOUSE  
DETAILS**



**BEDS  
2**



**BATHS  
2**



**FLOORS  
2**





**EL PASO  
WINERY**

**740-742 BROADWAY 9W, ULSTER PARK**

**FOR  
SALE**



**NOSTALGICALLY REVERED**  
*El Paso Winery*



**BR** | BERARDI  
REALTY

**BERARDI REALTY**

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