

MARBLETOWN

26 Van Derburgh Cl, Stone Ridge, NY 12484

\$1,295,000

https://gristmillrealestate.com

Nestled in the guiet woods of Stone Ridge and only 90 minutes north of New York City, NevelHaus bridges the ultimate in modern farmhouse living with the untouched, natural beauty of the Hudson Valley. These eight spectacular homes designed by NevelHaus in collaboration with INC Architecture & Design and ready to be built in 2022 offer a focus on both privacy and sustainability and are being built in a 44 acre community tucked away in an untouched, forest parcel in historic Stone Ridge. The homes are centered on private, wooded parcels ranging from 2.58 to 9.53 acres offer gentle slopes and seasonal mountain views - making it the perfect weekend retreat or full-time residence. NevelHaus' sustainable approach to the construction and materials of each home takes on a new level of luxury with awe-inspiring features like 30-ft vaulted ceilings, expansive entertainment space, 9 inch wide-plank European white oak flooring, a cozy wood-burning stove, custom oak cabinetry, a reading nook and office, outdoor terraces, and an outdoor shower, just to name a few. The architecture is refined and modern, while retaining a natural, understated quality with its cypress wood façade blending harmoniously with the surrounding landscape. The steep pitch of the roof is a nod to the iconic rural barns while offering a gracious vaulted living loft inside. Buyers may choose from several optional add-ons such as an in-ground pool, garage/studio, a whole house generator and solar panels - with homes strategically sited to optimize solar exposure. Conveniently located in the center of Stone Ridge, just minutes to dining and shopping in Stone Ridge, High Falls, and Rosendale, 10 minutes to the many farm-to-table spots in Accord and Kerhonkson, 15 minutes to Kingston and New Paltz and just under 30 minutes to Amtrak & Rhinebeck Village. There are also thousands of acres of hiking trails at nearby Minnewaska State Park and Mohonk Preserve and numerous Hudson River activities all while being just 90 minutes from NYC! Occupancy Spring 2023.

MLS ID: 20223037

Status Category: Pending

Zone: Res 1 Year built: 2023 **Bedrooms:** Three Half Baths: One

Dining Room Level: 1 Family Room Level: -**Bedroom 2 Level: 2** Bedroom 4 Level: -Other 1 Level: -

SqFt 1st: 1620

Date added: Added 2 years ago

Listing Category: Residential

Area, sq ft: 2169 sq ft

Acreage: 2.14

Age: New Construction

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1 Bedroom 1 Level: 1 **Bedroom 3 Level: 2**

Den Level: -

Other 2 Level: -

Other Rooms: Loft, Office

INTERIOR FEATURES

Appliances: Dishwasher, Range Hood, Range-built In,

Refrigerator

Cooling/Air Conditioning: Central Wood Stove: Wood

Additional Interior Features: Insulated Doors, Dig.l Program Thermostat, Gas Stove Connection, Washer Connection, Gas

Dryer Connection

UTILITIES

Heat Source: Radiant Heating Fuel: Electric Hot Water: Electric Water: Drilled Well Sewer: Septic-ingr. **Utility Level: -**

EXTERIOR FEATURES

Driveway: Gravel Style: Contempo

Siding: Aluminum, Wood Roof: Metal

Lot Features: Meadow, Wooded Views: Meadow, Seasonal

Lot Dimensions: Variable Lot: 57.100

LOCATION DETAILS

Area/Town: Marbletown School District: Rondout Valley Schools

County: Ulster County **Directions:** Route 209 To Van Derburgh Close. Van Derburgh Will Not Show Up On Gps, It Is The Road Next To The Citgo Station At 3492 Main St., Stone Ridge.

Flooring: Hardwood

LISTED BY

Office Name: Corcoran Country Living Agent First Name: Richard

Agent Last Name: Vizzini



