



**WAWARSING**  
Wawarsing, NY

**\$1,422,100**

<https://gristmillrealestate.com>

Welcome to South Hill, a modern community with luxurious homes immersed in the Catskills. Located in Ulster County, South Hill is at the forefront of a new generation of Upstate homes. Designed by the award winning architects at Mapos, each home is inspired by the dynamic landscape of South Hill and has been crafted with the utmost attention to detail while allowing you a high degree of control to make this your home. The Woodland is a 2000 square foot home designed with clean and modern finishes, natural textures, local materials, super-insulated walls and roof for low maintenance, environmental impact and energy usage. This single-story home integrates with the natural landscape and is offered on one of the largest lots - 7 wooded hickory and hemlock acres with frontage on South Hill Rd and Red Rock Road. Featuring a large and open Living/Dining/Kitchen space with 12.5 ft ceilings for gatherings. Two bedrooms can be found off of the corridor and across to a full bathroom and separate laundry room and mechanical space. The main bedroom and bathroom suite is placed at the opposite end of the home and opens onto the landscape. The home includes double pane insulated windows, finished concrete floors, chrome Kohler Purist fixtures, minimal cassette heating and cooling, and a storage attic. The exterior has stained knotty pine siding and a standing seam metal roof. Add-on amenities include a 550 sq ft guest house, a detached 2-car garage (or 1-car garage and studio), in-ground swimming pool, wood-fired sauna, outdoor kitchen, outdoor shower and a firepit. Located less than 2 hours from New York City, South Hill is optimal for weekend getaways, 4-season adventures, or a lifetime. Offering this new construction opportunity to build your home on a property with some of the most breathtaking views in the Hudson Valley. Access to 30 acres of common open space and a community barn . A full brochure is available through the listing agent.

**MLS ID:** 20230347

**Status Category:** Active

**Zone:** Res 1

**Survey:** Y

**Age:** New Construction

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Attic:** Storage

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 2000 sq ft

**Acreage:** 7

**Year built:** 2023

**Bedrooms:** Three

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 2000

**Virtual Tour:**

<https://www.youtube.com/watch?v=SqGmRjgChcs>

## INTERIOR FEATURES

**Flooring:** Concrete

## UTILITIES

**Heat Source:** Ductless Mini Split Sys

**Water:** Drilled Well

**Sewer:** Septic-ingr.

**Cooling/Air Conditioning:** Ductless Split Ac Units

**Heating Fuel:** Propane

**Plumbing:** Mixed

**Utility Level:** 1

## EXTERIOR FEATURES

**Style:** One Story

**Construction:** Frame/stick

**Roof:** Metal

**Views:** Seasonal

**Lot:** 14

**Style:** One Story

**Siding:** Wood

**Lot Features:** Corner Lot, Private, Rock Outcrop, Wooded

**Lot Dimensions:** 7.52

## LOCATION DETAILS

**Area/Town:** Wawarsing

**County:** Ulster County

**School District:** Ellenville Central

**Directions:** Follow Gps To 891 South Hill Road , Wawarsing Ny 12740

## LISTED BY

**Office Name:** Coldwell Banker Village Greenn

**Agent Last Name:** Parrotta

**Agent First Name:** Antonio



### Contact us

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