



WAWARSING
Wawarsing, NY

\$2,273,400

<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 Windham is a 2200 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 3.41 wooded hickory and hemlock acres with seasonal mountain views which can be made year round with minimal clearing and 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 den/flex room has a screened in porch. The home includes double pane insulated windows, 6" white oak floors, hemlock ceiling in main room, kitchen island, Fisher Paykel series 7 kitchen suite, LG Ultra washer and dryer, Stuv wood burning stove, motorized skylights, chrome Kohler Purist fixtures, high efficiency ducted heating and cooling system, and a storage attic. The exterior is covered with red cedar siding that will naturally weather over time and a standing seam metal roof with extended eaves. Two decks are also included - one 12 x 48 off of the living / dining rooms and a main bedroom deck. Add-on amenities include a 550 sf 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: 20230348

Status Category: Active

Zone: Res1

Survey: Y

Age: New Construction

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

SqFt 1st: 2200

Listing Category: Residential

Area, sq ft: 2200 sq ft

Acreage: 3.39

Year built: 2023

Bedrooms: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

Den Level: 1

Attic: Storage

Virtual Tour:

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

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Washer

Fireplace Description: Free Standing, Wood

Cooling/Air Conditioning: Central

Additional Interior Features: Skylights

UTILITIES

Heating Fuel: Propane

Water: Drilled Well

Sewer: On Site

EXTERIOR FEATURES

Style: One Story

Siding: Cedar

Lot Features: Private, Rock Outcrop, Wooded

Lot Dimensions: 3.39

LOCATION DETAILS

Area/Town: Wawarsing

County: Ulster County

LISTED BY

Office Name: Coldwell Banker Village Greenn

Agent Last Name: Parrotta

Date added: Added 1 year ago

Flooring: Hardwood

Fireplace Location: Family Room

Miscellaneous Features: Ceiling-cathedral

Hot Water: Propane

Plumbing: Mixed

Utility Level: 1

Construction: Frame/stick

Roof: Metal

Views: Mountain, Seasonal

Lot: 10

School District: Ellenville Central

Directions: Use Gps Follow Directions To Entrance At 891 South Hill Road Wawarsing , Ny 12740

Agent First Name: Antonio

**Contact us**

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