



**MARBLETOWN**  
Stone Ridge, NY

**\$1,595,000**

<https://gristmillrealestate.com>

Welcome to the hemp house project at Stone Ridge. An enclave of four unique, modern homes to be built with high-performance, non-toxic materials using Isohemp Hempcrete block. The project offers three custom build homes for buyers to choose from: The Kitsune 1.27M (2,230 SF), The Kuma \$1.595M (2,400 SF), and The Hana to Shika \$1.85M (2,840 SF). The three-bedroom, two and a half bathroom healthy homes are designed for wellness and low-maintenance living; these stylish houses are made with superior materials of naturally derived or recycled earth-friendly products. The hemp houses are a natural, breathing, humidity regulating, carbon sinking, and mold resistant envelope with high energy performance. The long gravel drive leads to lightly wooded, quiet, private parcels, each about four acres. Set among mature hardwoods and gently terraced with plenty of open lands for various options and outbuildings. Features Include high-efficiency Inverter Heat Pump Systems, Energy Star Bosch Electric Appliances, custom cabinetry, European triple-glazed windows, standing seam metal roofs, and high-quality bath fixtures. Several unique upgrades are being offered, including an accessory dwelling, shou sugi ban exterior finish, a natural swimming pool, a solarium, and a vegetable garden. Impeccably located under 2 hours from Manhattan, 30 minutes to Amtrak at Rhinecliff, and six minutes into the town of Stone Ridge. Take advantage of this incredible opportunity to build your custom healthy home in the heart of the Hudson Valley. A complete brochure is available through the listing agent and in associated documents. The project offers a \$5,000 bonus to the buyer's agent at closing.

**Addendum:** Land to close before construction begins. Land value is 259,000. (included in price) Taxes are based on the last assessment of the land, prior to completion of the new home.

**MLS ID:** 20230551

**Status Category:** Active

**Zone:** R3

**Survey:** Y

**Age:** New Construction

**Bathrooms:** 3

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Other 1 Level:** 1

**Other Rooms:** Great Room, Loft, Office

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 2405 sq ft

**Acreage:** 4.2

**Year built:** 2022

**Bedrooms:** Three

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**SqFt 1st:** Tbd

**Virtual Tour:**

[https://drive.google.com/file/d/11DwtI\\_FIOj30CCt\\_MhVW5kZuBuuPI-xn/view?ts=62ae2a22](https://drive.google.com/file/d/11DwtI_FIOj30CCt_MhVW5kZuBuuPI-xn/view?ts=62ae2a22)

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Oven-built In, Refrigerator, Washer, Energy Star Appliances

**Cooling/Air Conditioning:** Heat Pump

**Additional Interior Features:** Insulated Windows, Walk In Closets, Master Bath, Washer Connection

## UTILITIES

**Heat Source:** Heat Pump

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Carport Detached

**Style:** Contempo

**Siding:** Wood

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

**Lot Dimensions:** 4.2 Acres

## LOCATION DETAILS

**Area/Town:** Marbletown

**Lot/Site:** Rural

**Directions:** Enter 212 Bush Road In Gps To Arrive At Entrance

## LISTED BY

**Office Name:** Coldwell Banker Village Greenn

**Agent First Name:** Antonio

**Flooring:** Concrete, Wood

**Miscellaneous Features:** Ceiling-vaulted

**Heating Fuel:** Electric

**Water:** Dug Well

**Electricity:** Underground, 200 Amps

**Utility Level:** 1

**Garage/Parking Extras:** Carport

**Style:** Cabin, Contempo

**Roof:** Metal

**Views:** Seasonal

**Lot:** 7.300

**School District:** Rondout Valley Schools

**County:** Ulster County

**Office 2 Name:** Coldwell Banker Village Green

**Agent Last Name:** Parrotta



### Contact us

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