

ROCHESTER

1619 Berme Rd, Kerhonkson, NY 12446

\$475,000

https://gristmillrealestate.com

Modern convenience and historic charm collide in this Kerhonkson farmhouse. Own a piece of local history with this 1890's gem with contemporary touches like cost cutting solar panels, a full-house generator, and brand new state of the art 3-car garage, perfect for big hobbies. 3 Bedroom, 1.5 Bath, with giant 24'x30' electrified garage: 12 gage, double post frame, plus three 10' high automatic doors. Enter the large wrap around porch that could be enclosed to create additional living space, kitchen with stainless steel appliances, new washer and dryer, and 1/2 bath on main floor. 3 Bedrooms upstairs with original hardwood floors lead to a full walk-up attic on the third floor currently used for storage, but could be turned into an additional bedroom, playroom, or office. Bedrock visible in basement and note the 1890's bark on the logs in the attic. Municipal water, back-up well, newer septic, new roof, full house generator, oil baseboard, electric offset by solar panels. Close to Minnewaska State Park, Shawangunk Mountains, Family Farms, Main Street in Kerhonkson, Rail Trail, Rondout Creek and more.

Addendum: Buyer assumes lease on solar panels. Information deemed reliable but not guaranteed, buyer's agent to verify all information.

MLS ID: 20230630

Status Category: Active

Zone: R2

Year built: 1897 Bedrooms: Three Full Baths: One

Living Room Level: $\boldsymbol{1}$

Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Basement Level: B

SqFt 2nd: 624

Attic: Walk In, Walk Up, Stand Up **Date added:** Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Cabinets Wood

Flooring: Hardwood, Mixed

Listing Category: Residential

Area, sq ft: 1284 sq ft

Acreage: 0.25 Age: 100-200 Bathrooms: 2 Half Baths: One

Dining Room Level: 1
Family Room Level: 1
Bedroom 2 Level: 2

Attic Level: 3 SqFt 1st: 660

Basement: Full, Unfinished

Total Rooms: 9

Appliances: Dryer, Microwave, Range, Refrigerator, Washer

Cooling/Air Conditioning: Ceiling Fan, Window Unit

UTILITIES

Heat Source: Baseboard, Stand By Generator

Hot Water: Electric, Solar **Electricity:** Stand By Generator

Utility Level: B

Heating Fuel: Oil, Solar

Water: Drilled Well, Municipal

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached Garage/Parking Extras: 3-car

Driveway: Concrete **Style:** Farm House

Style: Farm House **Construction:** Post And Beam

Color: Mint

Porch: Open

Siding: Aluminum

Roof: Asph Shingle

Other Buildings: Additional Garage Lot Features: Additional Land Available

Views: Mountain Water Ways: Rondout Creek
Additional Exterior Features: Solar Panel Lease Lot Dimensions: 176x174

Lot: 23

LOCATION DETAILS

Area/Town: Rochester School District: Rondout Valley Schools

Lot/Site: Hamlet/village County: Ulster County

Directions: Take 209 Toward Ellenville, Left On Granite Rd, Right On Granite Rd, Right On Berme Rd, Approx. 1.5 Miles To

1619.

LISTED BY

Office Name: Halter Associates Realty Agent First Name: Shana

Agent Last Name: Altstaetter



