



ROCHESTER
1619 Berme Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

\$475,000

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: 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 1 year ago

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

INTERIOR FEATURES

Kitchen Description: Cabinets Wood

Flooring: Hardwood, Mixed

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

Driveway: Concrete

Style: Farm House

Color: Mint

Porch: Open

Other Buildings: Additional Garage

Views: Mountain

Additional Exterior Features: Solar Panel Lease

Lot: 23

Garage/Parking Extras: 3-car

Style: Farm House

Construction: Post And Beam

Siding: Aluminum

Roof: Asph Shingle

Lot Features: Additional Land Available

Water Ways: Rondout Creek

Lot Dimensions: 176x174

LOCATION DETAILS

Area/Town: Rochester

Lot/Site: Hamlet/village

Directions: Take 209 Toward Ellenville, Left On Granite Rd, Right On Granite Rd, Right On Berme Rd, Approx. 1.5 Miles To 1619.

School District: Rondout Valley Schools

County: Ulster County

LISTED BY

Office Name: Halter Associates Realty

Agent Last Name: Altstaetter

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