



**GREENE**  
99 Bogardus Rd, Acra, NY 12405

**\$1,790,000**

<https://gristmillrealestate.com>

Own your own Mountain Top Retreat!! Come enjoy this spectacular 2015 "Chalet Gem in the Catskill Mountains" on 110 Private, mostly wooded acres just 15 minutes to Windham Mountain. The property shares a 1/2 mile border with the Great Northern Catskill Forest Park of 700,00 acres designated as forever wild. There are unmatched 360 degree breathtaking panoramic mountain and valley views from many portions of the parcel. This is the first time this has been available for sale. The nearest neighbor is one mile away. The home was lovingly hand crafted with the finest materials by this family of master craftsman. There are 3 large bedrooms, 3 full baths, gourmet cherry kitchen, cathedral ceilings, custom cedar and pine woodwork, 6 panel doors, yellow pine and ceramic tile floors. Unobstructed sunrise and sunsets can both be seen in many of the rooms in the home. Amenities include central air, central vac, a 16 kilowatt whole house generator, instant hot water loop for the jacuzzi, large & small decks with 30 mile panoramic views. The wi-fi and cell phone system is excellent. There are extensive raised and fenced garden beds. A 40' x 32' shed/workshop could be converted to a garage or added onto. There is a 50 amp RV hook up with water and a dump station for long term use. This private serene location is just 10 minutes to the Hannaford Supermarket, the Post Office, shops and restaurants in downtown Cairo. It's 18 minutes to the Thruway, 45 minutes to historic Kingston, Albany and The Woodstock Arts Colony. It's a little less to Hudson and Saugerties. This Single Family Residence is located at 99 Bogardus Rd, Acra, NY. 99 Bogardus Rd is within the school district Cairo-Durham Central School District with nearby schools including Cairo/Durham Elementary School, Windham Ashland Central School, and Cairo-Durham High School. The home is self contained and can easily be closed down if vacant for any period of time. The intricate plumbing system was designed to provide instant hot water throughout the 3 floors as well as the ability to drain the entire home in a few minutes. No expense was spared during the construction of this home. Subdivision is possible with 3-4 additional homesites. The taxes are extremely low for a parcel this size as the owner participates in the state land management program to maintain the forest. This includes selective logging (thinning) of the parcel. It was recently done for the first time in about 25 years. There are some meadow on the lower levels as well as headwaters of a stream that runs through the property. No real flood areas are evident. Additional land is available.

**MLS ID:** 20230638  
**Status Category:** Active  
**Zone:** 01  
**Survey:** 1  
**Age:** 6-10  
**Bathrooms:** 3  
**Living Room Level:** 1  
**Kitchen Level:** 1  
**Bedroom 2 Level:** 2  
**SqFt 1st:** 1545  
**Living Room Room Size:** 28 X 30  
**Dining Room Room Size:** Incl  
**Attic:** Other/see Remarks  
**Other:** C/o Available

**Listing Category:** Residential  
**Area, sq ft:** 2085 sq ft  
**Acreage:** 110  
**Year built:** 2015  
**Bedrooms:** Three  
**Full Baths:** Three  
**Dining Room Level:** 1  
**Bedroom 1 Level:** 1  
**Bedroom 3 Level:** B  
**SqFt 2nd:** 540  
**Kitchen Room Size:** Incl  
**Basement:** Finished, Full, Walk Out, Interior Access, Concrete Floor  
**Other Rooms:** Office, First Floor Bedroom  
**Amenities:** Garden Area

**Total Rooms:** 6

**Virtual Tour:**

<https://click.pstmrk.it/2s/listings.farleyperson.comv299-bogardus-rd-acra-ny-12405-2898602unbranded/K8DVFDMN/cUpU/srR7A1P2Tc>

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Gourmet

**Flooring:** Ceramic, Hardwood, Wide Board

**Miscellaneous Features:** Bar-dry, Ceiling-beamed, Ceiling-cathedral, Humidifier, Other/see Remarks, Central Vacuum

## UTILITIES

**Heat Source:** Forced Air, Stand By Generator, Inground Fuel Tank

**Hot Water:** Propane

**Plumbing:** Copper, Mixed, Plastic

**Sewer:** Septic-ingr.

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Microwave, Oven-built In, Oven-double, Range Hood, Range-built In, Refrigerator, Washer, Water Softener, Other/see Remarks, Whole House Filter System

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Doors, Insulated Windows, Walk In Closets, Master Bath, Sliding Glass Doors, Whirlpool Tub, Water Filter, Carbon Monoxide Detector

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 200 Amps, Stand By Generator

**Utility Level:** B

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway, Other/see Remarks, Rv

**Style:** Chalet

**Construction:** Frame/stick, Other/see Remarks

**Siding:** Cedar

**Roof:** Metal

**Lot Features:** Additional Land Available, Adjacent To State Land, Cliffs, Landscaped, Level, Meadow, Private, Secluded, Slope-gently, Slope-moderate, Slope-steeply, Sub Dividable, Wooded, Water Frontage

**Water Features:** Stream

**Lot Dimensions:** 110ac

**Driveway:** Gravel

**Style:** Chalet

**Color:** Cedar

**Porch:** Deck

**Other Buildings:** Workshop

**Views:** Mountain, Valley, Panoramic

**Additional Exterior Features:** Stand By Generator, Balcony, Landscaped, Outside Lighting

**Lot:** 37

## LOCATION DETAILS

**Area/Town:** Greene

**Lot/Site:** Other/see Remarks, Rural

**Directions:** Ny State Thruway Exit 21, Left On Main .4 Mile Right To Merge Rte 23-w 7.9 Mi. Keep Left To Stay On Ny-23 W, Turn Left Onto Joseph Chadderdon Rd ,turn Right Onto Bogardus Rd To Left At #99, 1 Mile To Top Of The World...(hill).

**School District:** Cairo-durham Central School Dist

**County:** Greene County

## LISTED BY

**Office Name:** Win Morrison Realty

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**Agent 2 First Name:** Siobhan

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