



GREENE

0 Bigalow Rd b11, Windham, NY 12496

<https://gristmillrealestate.com>

\$1,200,000

Welcome to Boulder Brook Estates! A new and exclusive six-home community tucked away on 37 acres in the highly sought-after resort town of Windham, NY. The Lancaster is the first of six homes to be built in this custom home subdivision surrounded by mature trees and abundant wildlife. An exquisite two-story home with full walkout basement that is selling plumbed and ready for future expansion. The 3BD, 2.5BA home is thoughtfully laid out across 2,251 square feet with a large, windowed, full height basement and designed with a modern silhouette that plays artfully against the gently rolling hillside of the 5.61 acre lot. The open-plan invites with wood floors underfoot, an airy great room with wood stove at the center, soaring vaulted ceiling, and walls of floor-to-ceiling glass that frames the view of the countryside. Off the great room is the well-designed kitchen boasting custom cabinets, stone countertops, and stainless-steel appliances. The first floor offers two spacious bedrooms, full bath, and a tiled mud/ski room. While the second story of the home serves as a peaceful Primary Suite complete with walk-in closet, full bath and loft area that can be used as an office or additional sleeping area for guests. This gorgeous subdivision is ideally situated just 2.5 hours from NYC and within close proximity of golfing, skiing, mountain biking, hiking, festivals and so much more! Call to schedule an appointment to walk this site and discuss specs! Have your own plans? Bring them! The builder is open to discussion.

MLS ID: 20230750

Status Category: Active

Zone: Residential

Survey: Y

Age: New Construction

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

SqFt 1st: 1346

Basement: Full

Date added: Added 1 year ago

Listing Category: Residential

Area, sq ft: 2251 sq ft

Acreage: 5.61

Year built: 2024

Bedrooms: Three

Half Baths: One

Dining Room Level: 1

Bedroom 1 Level: 1

Other 1 Level: 1

SqFt 2nd: 905

Virtual Tour: <https://youtu.be/c7FKN4wzEPQ>

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Flooring: Mixed, Wood

Cooling/Air Conditioning: Central

UTILITIES

Heat Source: Forced Air

Hot Water: Propane

Heating Fuel: Propane

EXTERIOR FEATURES

Style: Chalet

Lot Dimensions: 5.61

Roof: Asph Shingle

Lot: 27

LOCATION DETAILS

Area/Town: Greene

County: Greene County

School District: Wind-ash-jewett

Directions: From Windham Village Head East On Ny-23 Toward Library Road, Turn Left On Mitchell Hollow Road, Turn Right On Boulder Brook Road

LISTED BY

Office Name: Coldwell Banker Village Greenw

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