



**GREENE**

54 Osborne Rd, Palenville, NY 12463

**\$949,000**

<https://gristmillrealestate.com>

Escape to the Catskills! Are you looking for the quintessential upstate New York farmhouse that exudes the character of a 1900s home, but also offers modern elements and a floorplan that will accommodate today's lifestyle? If so, look no further! This stunning abode is the perfect marriage of charm and modern luxury. Step inside and you'll be welcomed by the warmth of a beautifully tiled entry with new barn door that leads to an open concept floorplan boasting an exceptional custom kitchen with all of your modern amenities - Wolfe stove and oven, stainless steel appliances, Sub-zero built-in wine & beverage refrigerator, large island, granite countertops, window pass through, and so much more. The dining room has a pellet stove to keep you warm on chilly winter days, while a recent addition includes an architecturally intriguing octagon shaped great room featuring an impressive fireplace, built-in window benches with storage, walls of windows, soaring vaulted ceiling and access to the deck. The first and second floors of this stunning retreat totals 3,170 sqft and includes 4 bedrooms and 3 full bathrooms and an office with built-in granite desks and finished cabinets. Although the full -finished attic is unheated, it offers additional space for storage, office or playrooms. The attached 2 car garage includes a second floor large, heated studio/office that is complete with full bathroom - this is ideal for working from home, guest room or your creative pursuits! This beautiful home offers gleaming wood floors under foot, walls and soaring vaulted ceilings that are covered in wood, a sitting room with access to a large deck and pergola, split units offering heat, fan and air conditioning, and so much more! Find 54 Osborne Road borders access to the rail/hiking trail that goes up to the Kaaterskill Falls. Schedule an appointment to tour this peaceful upstate escape today! Located just 1.5 miles from an 1,100 acre Catskill Mountain Preserve at North-Soth Lake, 6 miles from festivals and skiing at Hunter Mountain and 2.5 hours from NYC. 3D virtual tour: <https://my.matterport.com/show/?m=CZ99R5ZD2Nt&brand=0>

**MLS ID:** 20230780

**Status Category:** Active

**Zone:** Rr

**Year built:** 1900

**Bedrooms:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Den Level:** 1

**SqFt 1st:** 1707

**Basement:** Full

**Other Rooms:** Office

**Listing Category:** Residential

**Area, sq ft:** 3170 sq ft

**Acreage:** 0.5

**Age:** 100-200

**Full Baths:** Four

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 1 Level:** 1

**SqFt 2nd:** 1463

**Attic:** Finished

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

**Fireplace Description:** Gas

**Wood Stove:** Pellet

**Additional Interior Features:** Master Bath

**Flooring:** Ceramic, Wood

**Fireplace Location:** Living Room

**Cooling/Air Conditioning:** Ceiling Fan

## UTILITIES

**Heat Source:** Baseboard, Other/see Remarks

**Hot Water:** Oil

**Electricity:** 200 Amps

**Utility Level:** 1

**Heating Fuel:** Oil, Propane

**Water:** Drilled Well

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Blacktop

**Siding:** Hardiplank

**Roof:** Asph Shingle

**Lot:** 23

**Garage/Parking Extras:** 2-car

**Construction:** Frame/stick

**Porch:** Deck

**Lot Dimensions:** .5

## LOCATION DETAILS

**Area/Town:** Greene

**Lot/Site:** Rural

**Directions:** 23a Turn Right Onto North Lake Rd. Follow Until Right Onto Osborne. Continue Until # 54.

**School District:** Hunter Tannersville

**County:** Greene County

## LISTED BY

**Office Name:** Coldwell Banker Village Greenw

**Agent Last Name:** Tortorella

**Agent First Name:** Regina



### Contact us

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