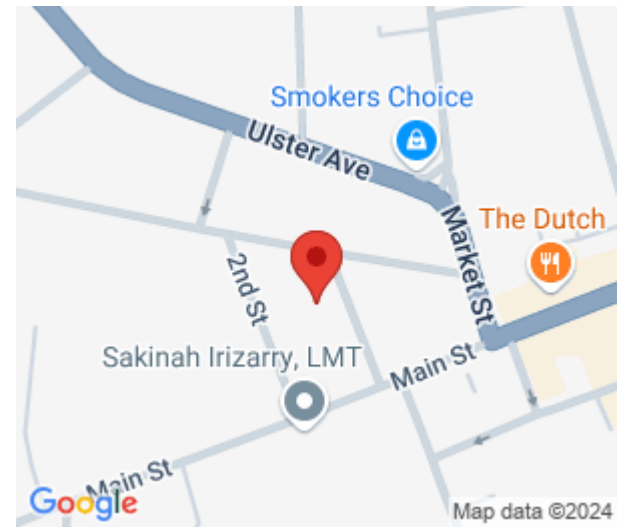




Hudson Valley - Catskill Region, NY



**GARDINER**

943 NY-299, Gardiner, NY 12525

<https://gristmillrealestate.com>

**\$3,900,000**

MODERN CLIFFSIDE RETREAT “Design begins before the client arrives and doesn’t end until after the owner takes the keys.” is the mission statement of the NYC based Design-Build firm of Kushner Studios. Fifteen of his iconic projects were recently featured in RTF’s article ‘2021 Global Architecture and Design Awards. <https://awards.rethinkingthefuture.com/gada/> Cutting edge architect Adam Kushner doesn’t just design landscapes around a house but houses around the landscape. Located under the revered cliffs of the Shawangunk mountains in Gardiner, NY, Adam’s latest project is to be sculpted through the landscape of ravines and rock formations to capture the incredible vistas of the nearby ridge. His avant garde creation is cradled by the forest on one side and spreads its wings toward the pond and climbing walls beyond. Adam Kushner has commented that this project “is meant to distill the entire geological history of the Shawanagunks into one piece of construction. It speaks to an awareness of its glacial history and is meant to intentionally hark back to the large rocks as they fell to the ground as the glacier receded, here caught mid fall and suspended by the trees. Literal physical quotes are seen in Lake Awasting [the pool] and Spyglass, the noted boulder seen at the top of Undercliff road. [the large floating main house.] And a special homage is given to the stacks of cordwood commonly found around the Hudson Valley as a prime source of fuel, here elevated to a central and unifying 2+ story entrance piece.”. Featuring 3 floors above grade and a walk out basement the design offers 4 full bedrooms, including lower guest quarters, 3 baths, powder room and 2 full kitchens. The house will also have two exterior recreational spaces: the roof deck, which will serve as an observatory and the ground floor patio, which will include a 40-foot pool leading to a tucked in jacuzzi located in the garage/lounge area. There will be two balconies: off of the top floor living room space and the Master Bedroom space. There will be an unenclosed terrace at the Mezzanine level. No expense has been spared in the plans which include steel beams and columns, state of the art High Efficiency HVAC system and steel railings. New Construction, to be built. Fabulous location only 90 minutes to NYC, just steps away from the State Park and minutes to Mohonk preserve offering world class climbing, biking and hiking. Then...after working up an appetite, enjoy the varied local fare of Gardiner and New Paltz. Here you go - a unique, rare home, setting and opportunity!!

**Addendum:** The listing documents include Specs, subdivision survey, closeup of detailed plans and Covenants. Photos of house are Architectural Renderings. House to be built. Site has been cleared, permit ready.

**MLS ID:** 20231449

**Status Category:** Active

**Zone:** Sp1 A/r

**Year built:** 2022

**Bedrooms:** Four

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Listing Category:** Residential

**Area, sq ft:** 3882 sq ft

**Acreage:** 5

**Age:** New Construction

**Bathrooms:** 4

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 2

**Bedroom 1 Level:** 1  
**Bedroom 3 Level:** 2  
**Other 2 Level:** 1  
**Basement:** Finished, Full, Walk Out  
**Amenities:** Hot Tub, Pool-in Ground

**Bedroom 2 Level:** 1  
**Other 1 Level:** 4  
**SqFt 1st:** 1890  
**Other Rooms:** In-law, First Floor Bedroom  
**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Gourmet

**Flooring:** Ceramic, Wood

**Appliances:** Dishwasher, Dryer, Microwave, Range Hood, Washer

**Cooling/Air Conditioning:** Ductless Split Ac Units

## UTILITIES

**Heat Source:** Heat Pump

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Style:** Contempo

**Porch:** Deck, Open, Patio

**Lot Features:** Pond, Private, Slope-gently, Wooded, No Outlet Street, Easement, Water Frontage

**Water Features:** Pond

**Lot Dimensions:** 5

**Garage/Parking Extras:** 1-car, 2-car, Carport

**Style:** Contempo

**Construction:** Frame/stick

**Roof:** Rubber

**Views:** Mountain, Water

**Additional Exterior Features:** Partial Fenced, Balcony, Inground Pool, Outside Lighting

**Lot:** 2.2

## LOCATION DETAILS

**Area/Town:** Gardiner

**Lot/Site:** Rural

**Directions:** Route 299 West, Approx 5 Miles, To First Left On Private Drive After Durmo Rd. Note Two Mailboxes 909 And 947.

**School District:** New Paltz Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-np

**Agent Last Name:** Jacobus

**Agent First Name:** Terry



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

