

https://gristmillrealestate.com

## \$699,900

Spectacular Modern Custom A Frame with your own catwalk leading the unique second floor Cantilever Deck and Ensuite Bath, with views soaring over treetops meeting mountain views! Located in extremely desirable Accord! Private, strategically placed with 2 bedrooms, 2 full baths with heated floors, 2 back decks with views, front porch and a small, detached extra 200 sq. ft. guest studio with electric, heat and chimney for a small wood stove on 3.54 acres. Beautiful clean lines and angles, Quartz countertops, Italian tile, Marvelous Maple Floors and Custom Maple Handrails throughout. Skylights, solid wood pocket doors, big, beautiful, stone steps, leading down to patio area in back, full walk out basement not included in sq. footage. Fabulous location! Close to everything Accord has to offer. Minutes to MoHonk Preserve, Minnewaska State Park, Vernooy Kill Falls, Innis, Farmstands, Orchards, Breweries, Street Fairs, Hiking, Biking, Swimming, Exploring, Hang Gliding, Sky Diving, Treasure Hunting, Skiing, Concerts and Theatre. 10 minutes to Stone Ridge, 20 minutes to New Paltz, 30 minutes to Kingston and Woodstock. Enjoy the private back decks, fresh air and views! It feels like a modern tree house! Listen to the sounds of the waterfall across the street. Please remove shoes when entering structure. Please see Virtual Tour, 3-D Tour and Dollhouse Views!

MLS ID: 20231458 Status Category: Active Zone: R2 Year built: 2023 Bedrooms: Two Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 Den Level: 1 Other 2 Level: 1 SqFt 2nd: 384 Other Rooms: Professional Suite Date added: Added 2 years ago Listing Category: Residential Area, sq ft: 1344 sq ft Acreage: 3.54 Age: New Construction Full Baths: Two Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 2 Other 1 Level: 2 SqFt 1st: 960 Basement: Full, Walk Out, Concrete Floor Virtual Tour: http://tours.keephoto.com/2134449?idx=1

## **INTERIOR FEATURES**

	ineplace Location. Failing Room
Cooling/Air Conditioning: Ductless Split Ac Units	Miscellaneous Features: Ceiling-vaulted
Additional Interior Features: Insulated Doors, Insulated Windows, Skylights, 9 Ft. Ceilings, Sliding Glass Doors, Washer Connection, Gas Dryer Connection, Smoke Detector, Carbon Monoxide Detector	
UTILITIES	
Heat Source: Radiant, Ductless Mini Split Sys	Heating Fuel: Electric
Hot Water: Electric, Tankless	Water: Drilled Well
Plumbing: Aqua-pex	Electricity: 200 Amps
Sewer: Septic-abv	Utility Level: 1
EXTERIOR FEATURES	
Garage Type: Other-see Remarks	Garage/Parking Extras: Driveway
Driveway: Gravel	Style: A-frame
Style: Contempo, A-frame	Construction: Frame/stick
Siding: Cedar, Wood	Porch: Deck
Roof: Asph Shingle	Other Buildings: Guest House
Lot Features: Level, Private, Rock Outcrop, Slope-gently, Slope-moderate, Slope-steeply, Wooded	Views: Mountain, Panoramic
Additional Exterior Features: Balcony	Lot Dimensions: 3.5
Lot: 200	
LOCATION DETAILS	
Area/Town: Rochester	School District: Dondout Valloy Schools
-	School District: Rondout Valley Schools
Lot/Site: Rural	County: Ulster County
<b>Directions:</b> From Rt. 209 Accord, Take Queens Hwy, Property On Right.	
LISTED BY	

**Appliances:** Dishwasher, Microwave, Range, Range Hood, Refrigerator, Low Flow Commode, Energy Star Appliances, Tankless Hot Water Heater

Fireplace Description: Electric



Contact us Phone:

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Flooring: Ceramic, Hardwood, Wood, Radiant

Fireplace Location: Family Room

Agent First Name: Kristi