



Hudson Valley -Catskill Region MLS



ESOPUS

235 Tilden St, Port Ewen, NY 12466

<https://gristmillrealestate.com>

\$1,695,000

Homes with substantial useable deep water frontage, perched well above the Hudson River are often sought and seldom Found. This property is a once in a lifetime opportunity to own over 250' on the Hudson River (with no railroad track in your way) along a concrete river edge/sea wall that cannot be recreated elsewhere. There are, for your frolicking; a concrete boat ramp, 2 lifts, and, frankly, IRREPLACEABLE deep water access. The land along the seawall is flat, and provides all that you need to play on the Hudson to your heart's content, or perhaps even land a guest's helicopter... straight from NYC. This roomy, grassy area affords space for large scale entertaining abutting the deep water access. This combination is found in very few other places in this region. It's certainly for someone who comprehends the more and more limited availability of such water access and will cherish the opportunities here and the views of the river from virtually every spot at the house site. Please look over the photos. Watch the drone video on YouTube <https://youtu.be/nBSYgT91pKs>. It's nothing less than spectacular, irreplaceable frontage and access to the river, minutes away from the attractions of Kingston, and a very easy ride to I-87, AmTrak in Rhinecliff or Metro North in Poughkeepsie. For the resident who enjoys meals out, there are dozens of restaurants within a 10 minute drive. Or, if you include hiking and biking as your favored outdoor activities, there are a multitude of trails within 10-15 minutes of the house.(Including Walkway on the Hudson, Shaupeneak Ridge Park and Kingston's extensive rail trail.

Addendum: The house is solidly built and maintained (two level design with a versatile floor plan) The primary bedroom, living room (with a remarkable mid-century pale pink marble brick, wood-burning fireplace) main kitchen and eating areas, plus a second bedroom (or office) are on the entry level...just off the parking and garage areas. The walk out lower level (also river-view) features a family room, an office, another wood-burning fireplace and a flagstone slate floor plus a second full galley kitchen and another 2 bedrooms. Built in the 1960s with various updates since then, one family has grown here and maintained the home and property fastidiously with love. Ready for a new vision of its next occupant/owners, the views are breathtaking and the bones very solid. If you are someone wanting a modern, 21st century home with a mid-century look, in an incredible setting, come for a personal tour. Additionally, there is a small seasonal cottage at river's edge (seen in photo) which has a small kitchen plus half bath and has served as a sort of staging area and cabana for enjoying river activities and social events. Imagine this little cottage with a wrap around deck, almost on the bank of the mighty Hudson, with views to the Kingston-Rhinecliff Bridge. What a wonderful guest house this could be. There is also, as part of the offering, what was a separate parcel (joined to the house parcel for assessment purposes) which could logically support a separate additional dwelling after the necessary approvals or re-division into two parcels. (Perfect for a loved one's home, another guest house, a or, short term rental, perhaps.) PERMISSION TO SHOW MAY BE GRANTED 12/23-3/24

MLS ID: 20231619

Status Category: Active

Zone: R40

Year built: 1968

Listing Category: Residential

Area, sq ft: 3448 sq ft

Acreage: 1.64

Age: 41-60

Bedrooms: Four
Full Baths: Two
Dining Room Level: 2
Family Room Level: 1
Bedroom 2 Level: 2
Bedroom 4 Level: 1
Other 1 Level: 1
SqFt 1st: 1798
SqFt 3rd: --
Family Room Room Size: 28x12
Dining Room Room Size: 21-9x9
Other Rooms: Office, Utility Room, First Floor Bedroom
Virtual Tour: <https://youtu.be/nBSYgT91pKs>

INTERIOR FEATURES

Kitchen Description: Breakfast Bar

Flooring: Hardwood, Slate

Fireplace Location: Family Room, Living Room

Additional Interior Features: Master Bath, Sliding Glass Doors, Electric Stove Connection, Sauna/steam Room, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard

Hot Water: Gas

Plumbing: Mixed

Utility Level: 2

EXTERIOR FEATURES

Garage Type: Garage Attached

Driveway: Blacktop

Style: Contempo

Color: White And Granite Grey

Porch: Deck, Patio

Other Buildings: Playhouse

Views: Water, Panoramic

Water Ways: Hudson River

Lot Dimensions: ---

LOCATION DETAILS

Area/Town: Esopus

Lot/Site: Hamlet/village

Directions: From Rte 9w (main Street) In Pt. Ewen, Take E Main Street (at Stewart's) Down Toward The River. R Onto Tilden To House #211 On The Left.

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king

Bathrooms: 2
Living Room Level: 2
Kitchen Level: 2
Bedroom 1 Level: 2
Bedroom 3 Level: 1
Den Level: 1
Other 2 Level: 1
SqFt 2nd: 1798
Living Room Room Size: 28x12
Kitchen Room Size: 14x7-8
Basement: Finished
Total Rooms: 10
Date added: Added 1 year ago

Appliances: Dishwasher, Dryer, Oven-built In, Range, Range Hood, Refrigerator, Washer

Fireplace Description: Brick, Stone

Miscellaneous Features: Ceiling-vaulted

Heating Fuel: Natural Gas

Water: Municipal

Sewer: Municipal

Garage/Parking Extras: Driveway, Boat Pad

Style: Contempo

Construction: Frame/stick

Siding: Stone

Roof: Tar/gravel

Lot Features: Landscaped, Private, Slope-moderate, Slope-steeply, Water Frontage

Water Features: Boat Dock, Boat Ramp, Navigable, River, Water Front

Additional Exterior Features: Landscaped

Lot: 19.210

School District: Kingston Consolidated

County: Ulster County

Agent First Name: Harris



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

