



**ROCHESTER**

549 Samsonville Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$599,000**

This rare Accord/Kerhonkson property sits on 21.4 acres of meadows, orchards and forested land. The 1925 farmhouse is a charming 4 bedroom abode, just waiting for your personal touch. The bathrooms and kitchen have been outfitted with gorgeous stone tile and mosaics, with marble tile floors. The 30 Year architectural shingle roof and gutters are brand new this year. Sit on the porch and look out through the trees at the mountains or build your dream house on the level meadow perched on the hilltop high above the existing home. There is an existing road up the hill to access the large meadow. Take down some trees on the steep hillside and the panorama of the Shawangunks and Minnewaska unfolds 365 days a year. Up on top of the hill is a small apple orchard, trails into the woods where you'll find your very own pond. The 21+ acres could be subdivided. This house is close to all the hip farm-to-table cuisine around the hamlets of Rochester: Westwind Orchard (with the best wood fired, Neapolitan style pizza in Ulster), Arrowood Farm and Brewery, and a nearby NYC chef owned farm and secret restaurant. This property is conveniently located to Kerhonkson, Accord, Stone Ridge and New Paltz. Hiking, swimming, boating, mushrooming are all just minutes away in the Minnewaska preserve, not to mention on the many acres of trails you own right behind your house. Don't miss this unique opportunity to own some Catskills magic.

**MLS ID:** 20231665

**Status Category:** Active

**Zone:** Res 1

**Year built:** 1925

**Bedrooms:** Four

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** -

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 1 Level:** -

**SqFt 1st:** 810

**Living Room Room Size:** 11x18

**Dining Room Room Size:** 11x13

**Bedroom 2 Room Size:** 19x8

**Bedroom 4 Room Size:** 10x10

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 1495 sq ft

**Acreage:** 21.4

**Age:** 61-100

**Full Baths:** One

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** -

**Other 2 Level:** -

**SqFt 2nd:** 685

**Kitchen Room Size:** 13.5x9.5

**Bedroom 1 Room Size:** 9.5x10

**Bedroom 3 Room Size:** 10x15

**Basement:** Full

## INTERIOR FEATURES

**Appliances:** Dryer, Range, Washer

**Fireplace Description:** Free Standing

**Wood Stove:** Wood

**Additional Interior Features:** Insulated Doors, Low E Windows

## UTILITIES

**Heat Source:** Hot Water

**Hot Water:** Electric, Oil

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Cape

**Construction:** Frame/stick

**Siding:** Vinyl

**Roof:** Asph Shingle

**Views:** Meadow, Mountain

**Lot:** 21

## LOCATION DETAILS

**Area/Town:** Rochester

**Lot/Site:** Rural

**Directions:** Rt 209 To N. Co. Rt 3 (samsonville Rd) 4.1 Miles House On Left

## LISTED BY

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

**Agent First Name:** Mark

**Agent 2 First Name:** Laurie

**Flooring:** Hardwood, Marble

**Fireplace Location:** Dining Room

**Cooling/Air Conditioning:** Window Unit

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** -

**Garage/Parking Extras:** 3-car

**Style:** Cape

**Color:** White

**Porch:** Breezeway, Deck, Open

**Lot Features:** Level, Meadow, Pond, Rock Outcrop, Secluded, Slope-moderate, Sub Dividable

**Lot Dimensions:** 21340

**School District:** Rondout Valley Schools

**County:** Ulster County

**Office 2 Name:** Bhhs Hudson Valley Prop-wdst

**Agent Last Name:** Kanter

**Agent 2 Last Name:** Osmond



### 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

