



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 11 months 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

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