ROCHESTER
549 Samsonville Rd, Kerhonkson, NY 12446

https://gristmillrealestate.com

$599,000

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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 2 years 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

Flooring: Hardwood, Marble

Fireplace Description: Free Standing

Fireplace Location: Dining Room

Wood Stove: Wood

Cooling/Air Conditioning: Window Unit

Additional Interior Features: Insulated Doors, Low E Windows

UTILITIES

Heat Source: Hot Water

Heating Fuel: Oil

Hot Water: Electric, Oil

Water: Drilled Well

Plumbing: Mixed

Electricity: 200 Amps

Sewer: Septic-ingr.

Utility Level: -

EXTERIOR FEATURES

Garage Type: Garage Detached

Garage/Parking Extras: 3-car

Style: Cape

Style: Cape

Construction: Frame/stick

Color: White

Siding: Vinyl

Porch: Breezeway, Deck, Open

Roof: Asph Shingle

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

Views: Meadow, Mountain

Lot Dimensions: 21340

Lot: 21

LOCATION DETAILS

Area/Town: Rochester

School District: Rondout Valley Schools

Lot/Site: Rural

County: Ulster County

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

Office 2 Name: Bhhs Hudson Valley Prop-wdst

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Agent Last Name: Kanter

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