



**WAWARSING**  
181 Birchall Rd, Ellenville, NY 12428

<https://gristmillrealestate.com>

**\$795,000**

The best new construction value in the Hudson Valley today! Ready to build, completed in 12 months from closing or less. This base model chalet is offered on this 2.75 acre wooded lot. The 2,272 square-foot modern chalet is constructed on site by a reputable builder with decades of luxury home building experience. The center of this airy home is its 24'-tall, 28'-wide open kitchen, living and dining room. With ample space in each section and soaring open cathedral ceilings, the central hub will be bathed in warm natural light year round. A generous custom kitchen with stainless steel or matte black appliances and many finish options to choose from, including quartz countertops. The south-facing wall of energy efficient, Low-E windows from floor to ceiling will offer year round snapshots of the beauty of nature and its seasonal hallmarks. The first floor offers two bedrooms with spacious double closets, a full bathroom, laundry nook, and a spacious stairwell made with solid oak treads. A generous primary suite comprises most of the second floor with double closets, 10' ceiling, full bathroom with shower, soaking tub and double vanity. All throughout the contemporary chalet will be oak floors, central heating and air conditioning, and a full basement with 8 foot ceilings with the option to finish or add a one or two car garage. Once completed, a low-cost HOA maintains two private woodland trails, two ponds and a children's play area. Base model includes all permits, plans, survey, private septic and well, fixtures, appliances and finishes shown subject to availability, and a graded, seeded and hayed lawn. Built home may vary slightly from renderings, final architectural plans will be provided in contract. Pool, pool house, wraparound deck and bedroom deck shown are available as upgrades. Taxes are estimated and can be provided by assessor on final plans. Tour our first fully completed home and other available lots. Visit us for much more at [rustic.hudsonmodern.co](http://rustic.hudsonmodern.co).

**MLS ID:** 20231666

**Status Category:** Active

**Zone:** Y

**Survey:** Y

**Age:** New Construction

**Bathrooms:** 3

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**Other 2 Level:** 1

**SqFt 2nd:** 750

**Basement Room Size:** 1590

**Listing Category:** Residential

**Area, sq ft:** 2272 sq ft

**Acreage:** 2.75

**Year built:** 2023

**Bedrooms:** Three

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Other 1 Level:** 1

**SqFt 1st:** 1582

**Basement:** Unfinished

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Wood

**Fireplace Location:** Living Room

**Additional Interior Features:** Low E Windows, Smoke Detector, Carbon Monoxide Detector

**Appliances:** Dishwasher, Exhaust Fan, Oven-built In, Range, Range Hood, Refrigerator

**Fireplace Description:** Wood

**Cooling/Air Conditioning:** Ceiling Fan, Central

## UTILITIES

**Heat Source:** Forced Air

**Plumbing:** Plastic

**Heating Fuel:** Propane

## EXTERIOR FEATURES

**Style:** Chalet

**Color:** Black

**Roof:** Asph Shingle

**Lot:** 3-1

**Style:** Chalet, Mid Century Modern

**Porch:** Deck

**Lot Dimensions:** 2.75

## LOCATION DETAILS

**Area/Town:** Wawarsing

**Elementary School:** Ellenville Pre K-5

**Directions:** Development Begins On The Corner Of Abromowitz Rd And Birchall Rd. Contact Agent For Subdivision Maps Or Accompanied Tour.

**School District:** Ellenville Central

**County:** Ulster County

## LISTED BY

**Office Name:** Hudson Modern

**Agent Last Name:** Eisenberg

**Agent First Name:** Zev



### 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

