



OLIVE

3946-3950 NY-28, Boiceville, NY 12412

<https://gristmillrealestate.com>

\$1,250,000

Winter, spring, summer and fall...all you have to do is kick back and enjoy! An exceptional property with two houses with mountain views, pools (one indoors with hot tub!), decks, waterfall and barn nestled on 4.5 acres in the foothills of the Catskills, less than two hours from New York and within 20 minutes of Ashokan Rail Trail hiking, Belleayre skiing and Woodstock dining. The main house is a spacious and bright log home (3 beds+) with both grand and cozy spaces, the guest house has amenities galore, the garage contains ample storage, and the 2400 sq. ft. Morton barn with electricity and heat has a multitude of uses. Year-round swimming in two pools (inside and out) each set by a roaring and relaxing waterfall and with generous entertaining space. See the video online -- <https://youtu.be/5Onzp1SloaM> --(COPY AND PASTE LINK). Approaching the main house set peacefully at the rear of the property, a stunning waterfall cascading into a lily pond welcomes you. Surrounded by wooded land, the home exemplifies the care and quality of construction throughout the property. Its vaulted great room is bathed in south facing light through a wall of windows with a majestic floor-to-ceiling custom stone fireplace, standing as the jaw-dropping centerpiece of the home. Granite in the eat-in kitchen and dining area with its own wet bar and buffet make cooking and entertaining a joy, while bringing upscale comfort to this casual mountain hideaway. Experience effortless flow from inside to outside, as any party can drift through sliding glass doors onto the expansive deck to take in the mountain views, enjoy a BBQ, or head back inside to hunker down by the grand fireplace. A huge private office to one side surrounded by windows framing a forest backdrop creates tranquility and convenience for those working from home, or to enjoy movie night on the retractable screen and projector. A hallway lends privacy to access two first floor bedrooms, a full bath and a primary ensuite bath (w/ separate shower and Jacuzzi tub). Upstairs features an expansive loft, a bedroom with an adjoining reading/game room, and full bath overlooking the pool and garden. The basement level adds even more space for children, guests, hobbies and storage - a den with custom stone flooring and wood burning stove, galley kitchen, wine cellar, workshop, and heated garage. Moving packages and luggage upstairs is a breeze with a clever oversized electric dumbwaiter adjacent to the drive-under garage. The large outdoor pool adjoining the main house features spacious patios, a covered pergola, playhouse/storage room and scenic mountain views. A short stroll along a winding wooden walkway above the forest floor brings you to the guest house/spa with brand new splits - a fanciful world of your own! Think winter ski lodge...A kidney shaped, heated indoor pool featuring a two-story rock waterfall (really!) and an adjoining hot tub to "spa and play, or rest and stay". Dine in the open concept kitchen/dining area, indulge in a steam shower of the dressing/bathroom, or snuggle up by the fireplace. Upstairs a large bedroom suite overlooks the pool and features a private bath and balcony with mountain views. Venture down the oversize spiral staircase to a fantastic game room and climate-controlled wine cellar. A short walk brings you to the huge barn for whatever sparks your imagination- perfect for parties, family gatherings, hobbies, a yoga or artist studio, collectible cars and motorcycles, pickleball courts - or rented as a source of extra income. The convenient location amid the best of the Catskills/Hudson Valley adds to the magic - 2 minutes to supermarket/shopping and the Ashokan Rail Trail, 10 minutes to Phoenicia, 15 minutes to Woodstock, 20 minutes to Kingston, the Thruway and Belleayre skiing. Come see this easy living retreat with more than you can ever imagine!

MLS ID: 20231687
Status Category: Pending
Zone: 02 - Bh 1/2
Survey: Y
Age: 21-40
Full Baths: Two
Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: 2
Other 2 Level: 2
SqFt 2nd: 952

Other Rooms: Den, Great Room, Office, Utility Room, Workshop, Playroom, First Floor Bedroom
Virtual Tour: <https://youtu.be/5Onzp1SloaM>

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Trash Compactor, Washer
Fireplace Description: Stone, Wood
Wood Stove: Freestanding, Wood

Miscellaneous Features: Bar-wet, Ceiling-vaulted, Humidifier, Security System, Central Vacuum

UTILITIES

Heat Source: Forced Air, Radiant, Stand By Generator, Zoned, Abv Ground Fuel Tank, Ductless Mini Split Sys
Hot Water: Oil
Plumbing: Mixed
Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Drive Under
Driveway: Gravel
Style: Log
Porch: Deck, Glass Enclosed, Patio
Other Buildings: Barn, Guest House, Other/see Remarks

Views: Mountain

Lot Dimensions: 4.54 Acres

LOCATION DETAILS

Area/Town: Olive
Lot/Site: Rural

Directions: From Thruway Exit 19, West On Rte 28 15.8 Miles. Turn Right At The Boiceville Inn And Then A Quick Right Onto Auxiliary Road (old Route 28). Drive .2 Miles, Driveway Is On Left After Bread Alone.

Listing Category: Residential
Area, sq ft: 2912 sq ft
Acreage: 4.54
Year built: 1995
Bedrooms: Three
Half Baths: One
Dining Room Level: 1
Family Room Level: 2
Bedroom 2 Level: 1
Other 1 Level: 1
SqFt 1st: 1960
Basement: Finished, Full, Walk Out, Interior Access, Garage Access, Concrete Floor
Amenities: Garden Area, Hot Tub, Pool-in Ground, Pool-above Ground, Rec Room, Other/see Remarks
Date added: Added 2 years ago

Flooring: Carpet, Ceramic, Mixed
Fireplace Location: Living Room
Cooling/Air Conditioning: Ceiling Fan, Central, Zoned, Ductless Split Ac Units
Additional Interior Features: Insulated Windows, Walk In Closets, Master Bath, Sliding Glass Doors, Electric Stove Connection, Washer Connection, Whirlpool Tub, Smoke Detector, Carbon Monoxide Detector

Heating Fuel: Oil
Water: Artesian, Drilled Well
Electricity: 200 Amps, Stand By Generator

Garage/Parking Extras: Barn, Driveway, Under, Other/see Remarks, Carport
Style: Log
Construction: Log
Roof: Asph Shingle
Lot Features: Additional Land Available, Landscaped, Private, Slope-gently, Wooded, No Outlet Street
Additional Exterior Features: Stand By Generator, Waterfall Garden, Inground Pool, Aboveground Pool, Hot Tub, Landscaped, Outside Lighting
Lot: 40

School District: Onteora Central
County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst
Agent First Name: Sharon
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