



**\$1,220,000**

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When you are confident in your affluence, this home is the ultimate quiet luxury. Turning out so awesome, we had to raise the price. This home is now 95% complete, with kitchen installed, paint done, tile getting started, and rounding that final stretch to WOW. Note that Zillow had the road maintenance fees at \$750/month - the correct amount is \$750 or less per year. The 3000 sq ft farmhouse has been a favorite since we first designed it in 2014, featuring a mix of classic farmhouse lines, and borrowing from our barn series with a vaulted living space and 2 story stone chimney. An open floor plan. A walkway on the 2nd floor looking down onto the living spaces. A kitchen leading directly to a screened porch. 4 bedrooms with 4 baths will suit any occasions. Multiple areas for entertaining, inside and out. Multiple areas to slip away for some 'me' time. It's hard to overstate all the bells and whistles this home has - maintenance-free hardie plank siding, on demand hot water with recirculating loop, spray foam insulation, cable rail, wide plank floors, kohler fixtures, 3 zones of heat, wood burning fireplace. Screened porch. Designed by Chuck, who is leaving a legacy of hundreds of durable homes with commonsense designs across the Hudson Valley. The interiors will be recognizable to those familiar with Catskill Farms, and include wood burning fireplaces, accent walls of wood and stone, wide plank flooring, open and functional kitchens, and a smart but not showy approach to the entire design and construction exercise. The Ground floor/basement is being finished as part of the main construction exercise. The property - the large acreage, the topography, the privacy - is unique and inspiring. Catskill Farms is offering garages and modular kit pools as well. Quality is woven into every aspect of this builder's program, be it spray foam insulation, on demand hot water heaters, underground electric services, to durable driveways, generator transfer switches, the highest end paints and stains, sound-proofing between all interior walls, solid core interior doors and the list goes on and on. A commitment to quality goes well beyond the surface. Catskill Farms is delivering 9 new homes on large lots in Olive NY - an unparalleled offering. This American Farmhouse sits on nearly 9 private acres defined by big trees, rock outcroppings and interesting topography. What Catskill Farms does best is deliver durable new homes that are unmatched from a quality, style and value perspective, and the jaw-dropping prices and speed at which they resell tells the whole story, as does the proliferation number of imitators following this designer's lead. 315 Catskill Farms original homes dot the Hudson Valley using this purchase process. Catskill Farms' last multiple home projects - 16 homes in Saugerties, 19 homes in North Branch, 9 homes in Kerhonkson- have sold out quickly with the first buyers getting in much cheaper than the last buyers. The addition of these homes in this low inventory environment should be enthusiastically embraced by the wary and tired buyer, if the past is any hint of the future. 3 are now spoken for. 6 are available. 2 of those have begun construction.

**MLS ID:** 20231757

**Status Category:** Active

**Zone:** Residential

**Survey:** Y

**Age:** New Construction

**Listing Category:** Residential

**Area, sq ft:** 3000 sq ft

**Acreage:** 9

**Year built:** 2023

**Bedrooms:** Four

**Bathrooms:** 4  
**Living Room Level:** 1  
**Kitchen Level:** 1  
**Bedroom 1 Level:** 1  
**Bedroom 3 Level:** 2  
**Den Level:** 3  
**SqFt 1st:** 1270  
**SqFt 3rd:** 1100  
**Kitchen Room Size:** 224 Sq. Ft.  
**Bedroom 1 Room Size:** 133 Sq. Ft.  
**Bedroom 3 Room Size:** 188 Sq. Ft.  
**Basement:** Walk Out  
**Total Rooms:** 8

## INTERIOR FEATURES

**Kitchen Description:** Country  
**Flooring:** Hardwood  
**Fireplace Location:** Living Room

## UTILITIES

**Heat Source:** Forced Air  
**Water:** Drilled Well  
**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway  
**Style:** Farm House  
**Construction:** Frame/stick  
**Roof:** Asph Shingle  
**Lot:** 19

## LOCATION DETAILS

**Area/Town:** Olive  
**Elementary School:** Bennett 4-6  
**County:** Ulster County

## LISTED BY

**Office Name:** Lazy Meadows Realty  
**Agent Last Name:** Petersheim

**Full Baths:** Four  
**Dining Room Level:** 1  
**Family Room Level:** 1  
**Bedroom 2 Level:** 2  
**Bedroom 4 Level:** 3  
**Other 1 Level:** 3  
**SqFt 2nd:** 630  
**Living Room Room Size:** 269 Sq. Ft.  
**Dining Room Room Size:** 277 Sq. Ft.  
**Bedroom 2 Room Size:** 120 Sq. Ft.  
**Bedroom 4 Room Size:** 144 Sq. Ft.  
**Basement Room Size:** 1000  
**Date added:** Added 1 year ago

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer  
**Fireplace Description:** Stone  
**Cooling/Air Conditioning:** Central

**Heating Fuel:** Propane  
**Electricity:** 200 Amps  
**Utility Level:** B

**Driveway:** Gravel  
**Style:** Farm House  
**Siding:** Clapboard  
**Lot Dimensions:** 500x500

**School District:** Onteora Central  
**Lot/Site:** Subdivision/development  
**Directions:** 100 Yards Down From Tetta's General Store. Make Left On Private Road. Make Right At Lot 4.

**Agent First Name:** Charles



### Contact us

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