



## ROCHESTER

367 Samsonville Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

# \$899,000

Nestled just south of Stone Ridge, in the charming Hamlet of Kerhonkson, you'll discover this exquisite modern farmhouse on a picturesque one-acre lot enveloped by majestic black walnut and cherry trees. This meticulously renovated 3-bedroom, 3-full bathroom residence combines the timeless allure of a historic home with the conveniences of contemporary living, all under the guidance of a renowned architect. The home boasts abundant natural light and features a stunning double-height chef's kitchen that serves as the heart of the house, ideal for those who love to entertain. Adjacent to the kitchen, a cozy family/TV room with an attached full bathroom creates an inviting retreat. The spacious living room seamlessly flows into a dining area, highlighted by folding glass panels that lead to a covered porch, perfect for enjoying al fresco dining. Upstairs, you'll find the primary bedroom, complete with an en-suite bathroom and a dressing area, providing a private haven. Two additional family/guest bedrooms are thoughtfully designed and share a well-appointed full bathroom. The home includes a full stone basement, suitable for a wine cellar, and the property is fenced, offering ample space to add a pool. Embracing sustainability, the house incorporates eco-friendly materials and harnesses the power of geothermal energy, with radiant floors throughout, ensuring both comfort and conservation. With expansive front and rear covered porches, you can savor magnificent sunsets by the roaring bluestone fire-pit or indulge in tranquil morning outdoor breakfasts. This property is an absolute must-see for those seeking to fully experience the allure of the Hudson Valley, offering a harmonious blend of classic charm and modern sophistication. Take advantage of this opportunity to enjoy the very best of Hudson Valley living.

**MLS ID:** 20231761

**Status Category:** Active

**Zone:** R1

**Year built:** 1851

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Virtual Tour:**

<https://my.matterport.com/show/?m=oMbyTQB2HDV&brand=0>

**Listing Category:** Residential

**Area, sq ft:** 2100 sq ft

**Acreage:** 1

**Age:** 100-200

**Full Baths:** Three

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Basement:** Full, Bilco Door Access, Interior Access

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Oven-built In, Range Hood, Range-built In, Refrigerator, Washer, Energy Star Appliances, Whole House Filter System

**Flooring:** Hardwood, Mixed, Wide Board, Radiant

**Additional Interior Features:** Insulated Doors, Insulated Windows, Master Bath, Sliding Glass Doors, Electric Stove Connection, Water Filter, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Radiant, Geothermal

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** 1

**Heating Fuel:** Geothermal

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Style:** Farm House

**Siding:** Wood

**Roof:** Asph Shingle, Metal

**Lot Dimensions:** 1 Acre

**Style:** Farm House

**Porch:** Deck, Open, Patio

**Additional Exterior Features:** Fence, Privacy Fence

**Lot:** 2.200

## LOCATION DETAILS

**Area/Town:** Rochester

**County:** Ulster County

**School District:** Rondout Valley Schools

**Directions:** Use Gps

## LISTED BY

**Office Name:** Coldwell Banker Village Green

**Agent Last Name:** Foti

**Agent First Name:** Leslie



### 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

