



ROCHESTER

931 Queens Hwy, Accord, NY 12404

<https://gristmillrealestate.com>

\$1,300,000

Welcome to your own private paradise in the Catskills! This exquisite property offers a stunning 3500 square foot contemporary ranch home nestled on a sprawling 30-acre estate, complete with an expansive patio that overlooks a magnificent, fully stocked pond. With its unique blend of modern luxury and natural beauty, this is the perfect place to create lasting memories. As you approach the property, you'll be captivated by the serene ambiance and the sprawling landscape that surrounds you. The moment you step inside the home, you'll be greeted by an inviting atmosphere that seamlessly merges modern design elements with warmth and comfort. The open floor plan effortlessly connects the spacious living, dining, and kitchen areas with the impressive, centralized stone fireplace offering just enough separation to create an ideal space for entertaining your friends and family. The master suite is a tranquil oasis, offering a peaceful retreat from the outside world. With its views of the pond, a large en-suite bathroom, and direct access to the patio, this space is a sanctuary of comfort and relaxation. Additional bedrooms in the east wing of the home provide ample room for family and guests, each offering their own unique charm. Other home features include radiant heat, solar to keep costs low and a central vacuum system. Step outside onto the patio, where you'll be captivated by the breathtaking panoramic views of the expansive spring-fed pond. Imagine sipping your morning coffee or hosting unforgettable gatherings while immersed in the beauty of the natural surroundings. As you explore this sprawling property, you'll discover a wealth of opportunities. An old barn and shed provide ample space for storage, hobbies, or potential renovation projects. For the history enthusiasts and visionaries, a farm house originally built in 1746 awaits restoration, offering a chance to breathe new life into a piece of the past. Nestled in the trendy community of Accord, NY, this property offers a prime location near Arrowwood Farms, Inness, and Westwind Orchard. Immerse yourself in the rich local culture, enjoy farm-to-table dining experiences, or spend your days exploring the nearby natural wonders of the Catskill Mountains.

MLS ID: 20231955

Status Category: Active

Zone: R2

Year built: 2009

Bedrooms: Four

Half Baths: One

Dining Room Level: 1

Family Room Level: -

Bedroom 2 Level: 1

Bedroom 4 Level: 1

Other 1 Level: 1

Listing Category: Residential

Area, sq ft: 3500 sq ft

Acreage: 30.1

Age: 11-20

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Den Level: -

Other 2 Level: -

SqFt 1st: 3500

Date added: Added 2 years ago

Basement: Full

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Oven-built In, Range Hood, Range-built In, Refrigerator, Washer

Fireplace Description: Stone

Wood Stove: Pellet

Miscellaneous Features: Ceiling-beamed, Ceiling-cathedral, French Doors, Central Vacuum

Flooring: Hardwood

Fireplace Location: Bedroom, Living Room

Cooling/Air Conditioning: Central

Additional Interior Features: Insulated Doors, Insulated Windows, Walk In Closets, Skylights, Master Bath, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Forced Air, Radiant

Water: Drilled Well

Electricity: 200 Amps

Utility Level: L

Heating Fuel: Oil, Propane

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Drive Under

Style: Contempo

Siding: Stone, Stucco

Roof: Asph Shingle

Lot Features: Landscaped, Level, Meadow, Pond, Private

Lot Dimensions: 31.10 Acres

Style: Ranch

Construction: Frame/stick

Porch: Deck, Patio

Other Buildings: Barn, Shed, Other/see Remarks

Additional Exterior Features: Stand By Generator, Solar Panel Own

Lot: 1.200

LOCATION DETAILS

Area/Town: Rochester

Lot/Site: Rural

Directions: Route 209 South Toward Ellenville, Turn Right Onto Queens Highway To 931.

School District: Rondout Valley Schools

County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst

Agent First Name: Briana

Agent 2 First Name: Jeff

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