



**MARBLETOWN**  
1300 NY-213, High Falls, NY 12440

<https://gristmillrealestate.com>

**\$1,595,000**

For sale or for lease, the residence at The Egg's Nest is a private and serene two-story home located along quiet and prestigious Bruceville Road, immediately north of the famous Egg's Nest restaurant. Offering a refined Woodstock aesthetic, the meticulously-renovated home measures 1,905 square feet, with an open-plan layout and guest room on the ground floor and a spectacular loft-like bedroom suite on the second floor. The second floor suite includes large open bedroom and living area, with high peaked ceilings, skylights, and a gas burning fireplace. The suite also features an adjoining office/den space, a private bathroom, and a screened-in sitting area overlooking the back garden. The home's beautiful outdoor spaces include multiple decks and a fire pit area surrounded by mature plantings and trees, creating a truly private oasis in the center of town. The property being offered includes the home, The Egg's Nest restaurant building, and The Egg's Nest business and equipment – a true residential/commercial turn-key opportunity. The home offers a unique opportunity for a new owner of The Egg's Nest to live and work on site. Alternatively, the new owner could live in the elegant High Falls home and lease out the restaurant to a third party operator or a partnership group. This is only the second time The Egg's Nest has been offered for sale in its storied 50-year history, a generational chance to acquire one of the most iconic establishments in the region. Situated on the best corner of the happening hamlet of High Falls, The Egg's Nest is a Hudson Valley institution, beloved by locals, part-time residents, and travelers alike. Weekend brunch at The Egg's Nest is a "can't miss" highlight of any Hudson Valley visit, and the evening scene in the warm and intimate Egg's Nest bar forms the beating heart of the High Falls community. Current ownership, which took stewardship of The Egg's Nest in 2016, has invested more than \$700,000 in upgrades and improvements, making it one of the most well-appointed restaurants in the Hudson Valley. The restaurant measures nearly 5,000 square feet, plus an additional 2,200 square feet of outdoor space that serves to capture overflow business that often overwhelms the indoor capacity. Please continue your discovery of The Egg's Nest and its residence by exploring our associated documents, including a full 3D virtual tour (see "Virtual Tour" for house tour, and "Slide Show" for restaurant tour) along with a detailed floor plan and a narrative of The Egg's Nest Experience (see "Associated Documents"). Guided tours available upon request. Additional information can be found here by searching "High Falls" on LoopNet, or pasting this link into your browser: <https://www.loopnet.com/Listing/1300-State-Route-213-High-Falls-NY/28994116/>

**MLS ID:** 20232006

**Status Category:** Active

**Zone:** B1

**Survey:** Y

**Age:** 41-60

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Listing Category:** Residential

**Area, sq ft:** 1905 sq ft

**Acreage:** 0.35

**Year built:** 1975

**Bedrooms:** Two

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 2

**Bedroom 1 Level:** 2

**SqFt 1st:** 885

**Virtual Tour:**

<https://my.matterport.com/show/?m=v7ofVCoyZD8&mIs=1>

**Date added:** Added 1 year ago

**Bedroom 2 Level:** 1

**SqFt 2nd:** 1020

**Slideshow:**

<https://my.matterport.com/show/?m=TCn6kCxbG2v&mIs=1>

## INTERIOR FEATURES

**Flooring:** Hardwood, Mixed

**Fireplace Location:** Bedroom, Living Room

**Fireplace Description:** Propane

**Cooling/Air Conditioning:** Ductless Split Ac Units

## UTILITIES

**Heat Source:** Ductless Mini Split Sys

**Water:** Municipal

**Heating Fuel:** Electric, Propane

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Porch:** Deck, Screened Porch

**Lot:** 15

**Lot Dimensions:** 105 X 145

## LOCATION DETAILS

**Area/Town:** Marbletown

**County:** Ulster County

**School District:** Rondout Valley Schools

**Directions:** Center Of High Falls. Northwest Corner Of Rt 213 And Bruceville Road. Park In Main Egg's Nest Parking Lot.

## LISTED BY

**Office Name:** New Paltz Properties

**Agent Last Name:** Eyler

**Agent First Name:** Matthew



### Contact us

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