

DELAWARE New Kingston, NY 12455

https://gristmillrealestate.com

\$1,975,000

We don't use the term "paradise" very often but this mountaintop 1900s Victorian farmhouse on 90+ acres — including endless meadows, swimming/boating and water garden ponds, a creek, a cider apple orchard, and wide open views — is as close to a Catskills paradise as you can get! Whether you're cozying up in one of the many inviting rooms, prepping and enjoying homecooked meals, taking in the views from the Michael Graves orchard pavilion, going for morning walks down to the creek, or sledding in winter, this home is perfect for gathering in all seasons. This unique combination of home, land, views, nature, privacy, off-grid features, and potential for expansion doesn't come along often and would make an ideal compound, full-time residence, or weekend retreat! The main living floor exudes charm and comfort with spectacular woodwork throughout. The spacious kitchen has gorgeous bluestone and stainless steel countertops, SubZero fridge, Bosch cooktop plus built-in oven, and butler's pantry. There's also a cozy living room with an HWAM Danish wood-burning stove, formal dining room, media room, bedroom, office, full bathroom, idyllic porch, and ample deck overlooking the property's two spring-fed ponds and mountain views. Upstairs, four additional bedrooms, two full bathrooms, and a gorgeous study/library with beautiful built-ins and mountain views are all full of original character, warmth, and tons of style. The primary bedroom boasts an ample ensuite bathroom with a walk-in steam shower and clawfoot tub overlooking the woods. A massive attic space is begging to be finished, adding tons of more space to the home. There's broadband internet and central AC, making this home ideal for hosting guests and working from home. Plus, a solar panel array aids in powering the home and offsetting energy costs. The property comprises three separate parcels totaling 90.3 acres - a 79.8 acre parcel with the main house on a private, dead-end road for ultimate privacy, and two additional parcels with road frontage on Mead Rd and Thompson Hollow Rd, offering potential to perhaps build another home or two. Located in one of the most scenic areas of the Catskills, this spectacular property is near so many great towns - Margaretville (13 mins), Roxbury (15 mins), Andes (20 mins), and Stamford (30 mins) to name just a few. You'll also be just 15 minutes from the Pakatakan Farmers' Market and the Catskill Recreation Center's gym and pool. When you're not enjoying your magical property, there's hiking and fishing on the East Branch Delaware River (20 mins), skiing at Belleayre Mountain Ski Center (25 mins), and tons of wilderness and wild forests to further immerse yourself in nature.

Status Category: Active
Zone: R5
Year built: 1904
Bedrooms: Five
Full Baths: Three
Dining Room Level: 1
Family Room Level: 1
Bedroom 2 Level: 2
Bedroom 4 Level: 2
Other 1 Level: -

MLS ID: 20232044

SqFt 1st: 1619
Attic: Stand Up, Walk Up

Listing Category: Residential Area, sq ft: 3238 sq ft Acreage: 90.34 Age: 100-200 Bathrooms: 3 Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 2 Den Level: 2

Basement: Full, Walk Out, Interior Access, Unfinished
Other Rooms: Library, Other/see Remarks, First Floor Bedroom

Date added: Added 1 year ago

 $\label{thm:power} \begin{tabular}{ll} \textbf{Virtual Tour:} \\ \textbf{https://www.zillow.com/view-imx/0c83c022-1f8c-4e7e-9a81-53098899acc3?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard.} \end{tabular}$

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Oven-built In,

Range-built In, Refrigerator, Washer Wood Stove: Freestanding, Wood

Miscellaneous Features: Bar-wet

Flooring: Hardwood

Cooling/Air Conditioning: Central

UTILITIES

Sewer: Septic-ingr.

Heat Source: Forced Air Heating Fuel: Oil Hot Water: Electric Plumbing: Mixed

Water: Drilled Well Electricity: 200 Amps

EXTERIOR FEATURES

Garage/Parking Extras: Driveway **Driveway:** Gravel

Style: Farm House, Victorian Style: Farm House

Construction: Frame/stick Siding: Wood

Porch: Deck, Open Roof: Asph Shingle

Lot Features: Landscaped, Meadow, Pond, Private, Slopegently, Wooded, Other/see Remarks, Water Frontage Other Buildings: Gazebo, Other/see Remarks

Views: Meadow, Mountain Water Features: Creek, Pond Additional Exterior Features: Solar Panel Own Lot Dimensions: Variable

Lot: 3

LOCATION DETAILS

Area/Town: Delaware **School District:** Margaretville Central Schools

Lot/Site: Rural County: Delaware County

Directions: From Ny-28 W, Turn Right Onto Bridge St In Margaretville; Left Onto Main St; Right On Walnut St; Continue Onto Margaretville Mntn Rd; Right On Co Hwy 6; Right On Thompson Hollow Rd; Left On To Mead Rd.

LISTED BY

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