



**SULLIVAN**  
597 Cold Spring Rd, Monticello, NY 12701

<https://gristmillrealestate.com>

**\$749,000**

Hidden Meadow Lodge is an incredible "destination property" on 16 stunning and private acres that includes an outdoor entertainment Pavilion with kitchen, showers/water closet, hot tub, TV, bluestone patio and integrated fire pit. The house itself has 4 bedrooms, 2 modern bathrooms and a kitchen with loads of granite counter space and storage. There is both a formal dining room and a breakfast nook with built-in banquette, and a sizable entrance that's both a mud room and a bar. The living room has a stone fireplace and the partially finished lower level has a den/rec room with a second fireplace. Huge level lawns punctuated by graceful mature trees create a visual tableau that enhance the Zen vibe of this peaceful property. A large metal barn offers myriad opportunities, perhaps converted to a pool house to complement your new pool install? This property has been a successful rental, please inquire for details.

**MLS ID:** 20232245

**Status Category:** Active

**Zone:** Sr

**Year built:** 1940

**Bedrooms:** Four

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** L

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 2 Level:** 1

**SqFt 2nd:** 1035

**Attic:** Scuttle

**Amenities:** Hot Tub, Rec Room, Other/see Remarks

**Date added:** Added 10 months ago

**Listing Category:** Residential

**Area, sq ft:** 2445 sq ft

**Acreage:** 16.34

**Age:** 61-100

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Other 1 Level:** 1

**SqFt 1st:** 1410

**Basement:** Finished, Full, Partial, Walk Out

**Other Rooms:** Utility Room, Playroom, First Floor Bedroom

**Total Rooms:** 10

## INTERIOR FEATURES

**Kitchen Description:** Gourmet

**Flooring:** Ceramic, Hardwood

**Fireplace Location:** Basement, Living Room

**Appliances:** Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

**Fireplace Description:** Brick, Stone

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

**Miscellaneous Features:** Bar-dry, Other/see Remarks

**Additional Interior Features:** Walk In Closets

## UTILITIES

**Heat Source:** Baseboard, Ductless Mini Split Sys

**Hot Water:** On Demand

**Sewer:** Septic-ingr.

**Heating Fuel:** Electric, Propane

**Water:** Drilled Well

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Carport Detached

**Driveway:** Gravel

**Style:** Contempo, Farm House

**Siding:** Vinyl

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Level, Meadow, Private, Secluded, Wooded

**Additional Exterior Features:** Hot Tub, Landscaped

**Lot:** 19.3

**Garage/Parking Extras:** Driveway, 1-car, Carport

**Style:** Contempo

**Construction:** Frame/stick

**Porch:** Patio

**Other Buildings:** Barn, Other/see Remarks

**Views:** Meadow

**Lot Dimensions:** 16.34 Acres

## LOCATION DETAILS

**Area/Town:** Sullivan

**Lot/Site:** Rural

**Directions:** From Monticello- S On St. John St. (which Becomes Cold Spring Rd) For About 3.4 Miles. #597 Is Marked And Is Just After Lena Rd, On The Left. Long Driveway. May Not Show Accurately On Gps.

**School District:** Monticello Central Schools

**County:** Sullivan County

## LISTED BY

**Office Name:** Country House Realty, Inc.

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### Contact us

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