



**\$1,400,000**

<https://gristmillrealestate.com>

**RUSTIC MODERN RETREAT** Above the Clove Valley is where you will find this serene getaway where Modern meets the Mountains. Lovely lightly wooded, level landscape, with majestic trees, is set privately on a charming country lane/cul-de-sac in one of the prettiest areas in High Falls. The address is Chestnut Hill Road, a private drive off of Rocky Hill Road that meanders to Mohonk Preserve property, overlooking the magical Clove Valley to the south and the Peterskill Valley, adjoining the State Park, to the West. There you will find your custom home built by Nevelhaus made from sustainable sourced materials. It feels refined, relaxed and upscale all at the same time. When entering the home, you will be instantly transported to memories of a treehouse set in a large clearing surrounded by forest. The walls of windows seamlessly connect the interior space to the natural setting. The light filled Great Room has 30-foot ceilings, an expansive entertainment space with Supreme Nova Freestanding Stove/Fireplace, adjoining the Chef's Kitchen constructed of Smoked Oak stained Custom Oak cabinets with Integrated industrial Bosch Appliances and generous Stone Island. No expense has been spared: all floors excluding Bathrooms and Mudroom are 9" wide European White Oak; Bathrooms have Radiant heated floors, Urban tiles. and Sienna stone, Kitchen and Bathroom counters are the earthy Caesarstone Rugged Concrete. Continue exploring the first floor and you will find a pantry, half bath and ensuite Primary Bedroom, terrace and Outdoor shower. The design worthy staircase will lead you to the dramatic loft with Reading Nook & Office spaces, plus two additional bedrooms and one full bath. A two-story garage, with loft space, offers endless opportunities for a studio, workshop, office..., is seamlessly integrated with the property. You will find your new home just down the road from Mohonk trails, minutes to the charming, hip towns of High Falls, Stone Ridge and Accord and these happening venues: Arrowwood Brewery, Innes, Westwind Orchards, Jazz at Lydia's and just 15 minutes to New Paltz and the New York City bus. Here the design savvy buyer, interested in a Minimalist and Modern lifestyle in a rustic country setting, will find their escape from cares of the world.

**MLS ID:** 20232262

**Status Category:** Active

**Zone:** R2

**Survey:** Y

**Age:** 1-5

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Other 1 Level:** 2

**SqFt 1st:** 1624

**Listing Category:** Residential

**Area, sq ft:** 2436 sq ft

**Acreage:** 4.5

**Year built:** 2022

**Bedrooms:** Three

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Other 2 Level:** 2

**Basement:** Crawl

**Other Rooms:** Great Room, First Floor Bedroom

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Range, Refrigerator

**Wood Stove:** Wood

**Miscellaneous Features:** Ceiling-cathedral

**Flooring:** Ceramic, Wide Board

**Cooling/Air Conditioning:** Central, Zoned

**Additional Interior Features:** Master Bath, Washer Connection, Garage Door Opener

## UTILITIES

**Heat Source:** Zoned

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** On Site

**Heating Fuel:** Electric

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Style:** Barn, Contempo

**Color:** Black And Tan

**Porch:** Patio

**Lot Features:** Level, Meadow, Private, Wooded, No Outlet Street

**Lot:** 16.124

**Garage/Parking Extras:** Driveway, 2-car

**Style:** Contempo

**Construction:** Frame/mod

**Siding:** Steel, Wood

**Roof:** Metal

**Lot Dimensions:** 4.5

## LOCATION DETAILS

**Area/Town:** Rochester

**Lot/Site:** Rural

**Directions:** From New Paltz West Route 299 West To Right On Butternut Road To Left On Mountain Rest Road Passing Mohonk Hotel Entrance To Left On Clove Road (ulster 6) To Left On Rocky Hill Road To First Left On Chestnut Hill Road (private Road). House On Left.

**School District:** Rondout Valley Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-np

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