



**\$335,000**

<https://gristmillrealestate.com>

Calling all visionary homeowners, investors, and renovators – this is the opportunity you've been waiting for! If you're ready to roll up your sleeves and create your dream home from scratch, then look no further. This 1,340 sq ft gem is stripped down to the studs and eagerly awaits your imagination to bring it back to life. With 2 bedrooms and 2 bathrooms, the possibilities are endless. Redesign the layout to suit your lifestyle, create the primary suite of your dreams, or design a cozy guest retreat – the canvas is yours to craft. The open floor plan allows you to play with space and light, making this the perfect blank slate to express your unique style. There is also room to expand! Set on a sprawling 17-acre oasis in Cragmoor, a historic artist colony in the mountains above the reinvigorated town of Ellenville, this home offers the perfect blend of tranquility and adventure. Nature lovers will relish the proximity to the 5,000-acre Sam's Point Preserve, located just across the road. It's a true paradise for those seeking to reconnect with nature. Despite the serene seclusion, convenience is never compromised. Only a short 10-minute drive away, you'll find an array of local farm to table restaurants, breweries, vineyards, and stores, ensuring all your needs are met. It's a unique feeling of being a million miles away from the hustle and bustle, while actually being just a stone's throw from modern amenities. You'll love the proximity to towns such as Ellenville, New Paltz, Kerhonkson, Accord, Stone Ridge, and the famous Mohonk Mountain House. And let's not forget the added bonus – under 2 hours to the George Washington Bridge, making this a convenient weekend escape or a year-round sanctuary for those seeking the perfect balance between country living and city connections. Opportunities like this are rare, so don't miss your chance to own a piece of the Hudson Valley.

**MLS ID:** 20232270

**Status Category:** Active

**Zone:** Rp

**Survey:** Y

**Age:** 21-40

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 1008

**Listing Category:** Residential

**Area, sq ft:** 1008 sq ft

**Acreage:** 17

**Year built:** 1970

**Bedrooms:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Den Level:** B

**Date added:** Added 1 year ago

## UTILITIES

**Utility Level:** B

## EXTERIOR FEATURES

**Style:** Ranch

**Lot:** 26

**Lot Dimensions:** 16.23 Acres

## LOCATION DETAILS

**Area/Town:** Wawarsing

**County:** Ulster County

**School District:** Ellenville Central

**Directions:** - Take Exit 115 From Ny-17 W -continue On Roosa Gap Rd To Cragmoor, Turn Left Onto Roosa Gap Rd - Continue Straight On Cox Road - Cox Rd Turns Left And Becomes Ny52 - Follow Cragmoor Rd / S Gulley Rd To Mt Monogola Rd - Make A Right - House On Left

## LISTED BY

**Office Name:** Compass Greater Ny, Llc

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### Contact us

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