



**GREENE**  
88 Mineev Rd, Prattsville, NY 12468

**\$2,495,000**

<https://gristmillrealestate.com>

A stunning example of modern architecture sited proudly and high in the hills of the Catskill Mountains; embracing the spectacular panoramic vistas that stretch as far as the eye can see! Very privately tucked away at the top of Vinger Hill Mountain, the gated entry opens to a tranquil mountain oasis complete with a 4-bedroom Contemporary manse with stunning minimalist design, and a charming 3-bedroom classic rustic guest house. Lush, thoughtful landscapes lead to an outdoor heated in ground swimming pool. Lovers of light and space will appreciate the symmetrical composition of the modern home, featuring a sunlit 2-story glass styled atrium living room that flows into several sitting and eating areas suited for contemporary living. The sparkling white walls, offset by the burnished wood floors, merge flawlessly with subtle industrial touches. Luxurious finishes at every turn, including marble baths with Porcelanosa soaking tubs, and glass-enclosed showers with multifunction rain shower systems. With health and wellness as a guiding principle, spa-like features continue with an infrared sauna and steam room, and well-appointed fitness/gym and play area. The property is fully connected via fiber optic cable with security and a backup generator providing a safe harbor and remote work options A four-season home to share whether enjoying poolside parties, viewing the fall foliage, enjoying playful snow days, or skiing one of the 3 resorts nearby. Expansive decking to take in epic sunrises and enchanting starry nights. The epitome of luxury living can be found here. New Price!

**Addendum:** Many new upgrades since owners purchased in 2019. Main house septic is completely new, custom remote control room darkening shades in main living area, guest house roof was redone 2021, extensive landscaping stairs and stone walls to inground swimming pool with pavilion and play area. New carpets and furnishings. Garage interior sheet rocked and painted. Contents are negotiable.

**MLS ID:** 20232302

**Status Category:** Active

**Zone:** Res

**Survey:** Y

**Age:** 6-10

**Full Baths:** Seven

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**SqFt 1st:** 3366

**Basement:** Finished, Full, Interior Access

**Amenities:** Play Area, Pool-in Ground

**Listing Category:** Residential

**Area, sq ft:** 5056 sq ft

**Acreage:** 9

**Year built:** 2015

**Bedrooms:** Six

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**SqFt 2nd:** 1690

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

**Virtual Tour:**

<https://my.matterport.com/show/?m=aFzHNj4nidr>

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Island

**Flooring:** Carpet, Ceramic, Hardwood, Marble

**Fireplace Location:** Living Room

**Miscellaneous Features:** Security System

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

**Fireplace Description:** Stucco

**Cooling/Air Conditioning:** Ceiling Fan, Central

**Additional Interior Features:** Dig.I Program Thermostat, Master Bath, French Doors, Sauna/steam Room, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Tankless

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 300 Amps, Stand By Generator

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Style:** Chalet, Contempo

**Color:** Gray

**Porch:** Deck

**Other Buildings:** Guest House

**Views:** Mountain, Panoramic

**Lot Dimensions:** Irr

**Garage/Parking Extras:** Driveway, 3-car

**Style:** Contempo

**Construction:** Frame/mod

**Siding:** Wood, Cement/hardiboard

**Roof:** Asph Shingle, Rubber

**Lot Features:** Private, Slope-moderate, No Outlet Street

**Additional Exterior Features:** Balcony, Inground Pool, Landscaped, Outside Lighting

**Lot:** 43

## LOCATION DETAILS

**Area/Town:** Greene

**County:** Greene County

**Lot/Site:** Rural

**Directions:** Rt 42 Lexington To Beech Ridge To Minew To End Gateway On Right

## LISTED BY

**Office Name:** Coldwell Banker Village Greenw

**Agent Last Name:** Jaeger

**Agent First Name:** Lisa



### Contact us

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