



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 10 months 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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