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## \$649,000

On a guiet road minutes away from the historic village of Woodstock and lively town of Kingston, NY, this beautiful, fully renovated and updated 1825 farmhouse provides sophisticated country living with unusually low taxes. Mature planted gardens surround this unique home that combines the best of old and new: farmhouse charm, including traditional low ceilings with original beams, and modern pleasures, such as a contemporary, light-filled kitchen and a bright, airy 25' x 22' space that could be used as a combined bedroom/den or a studio for yoga, art, music, and more. To enter the main house, stroll from the blacktopped driveway past flower bushes and fruit trees, then step under a covered porch to the front door. You'll be welcomed by a loft-style, open-concept kitchen, dining, and living space that lends itself to entertaining and family gatherings. A stone fireplace and wood-burning stove heat the downstairs and upstairs of the main house during winter. Downstairs, floors have been remodeled with exotic Acadia wood. The modern kitchen features marble countertops, butcher-block surfaces, and a farmhouse sink. Adjacent to the kitchen is a pantry plus a utility room that includes a washer, dryer, utility sinks, and a new multi-boiler that runs on propane, providing cost-saving hot water on demand. Solar panels, leased from the publicly held company Sunrun, provide additional savings. The new owner can expect to pay under \$125 per month for this year, with 2% increases per year, which is substantially lower than the utility company would charge. Upstairs, the primary bedroom has wood floors, a large walk-in closet, and access to a large attic that provides 450 square feet of storage. Each of the two bathrooms has marble floors and a new shower. The master bathroom has a tub. The second wing, featuring a large bedroom/studio and a smaller attached 13' x 11' room, provides privacy from the main house. Both rooms offer radiant heat. A separate entrance from the larger room leads to the backyard and a paved path that encircles the entire house. The larger room features attractive barn doors that can remain closed or opened to a level grassy yard leading to the paved circular driveway. This room provides numerous possibilities. It could be a bedroom/den, a game and entertainment room, a yoga or art studio, or even a place to rehearse and perform music or theater. Or it could serve as a private guest wing. Outdoors, there's plenty to do: garden, hiking the trails behind the house, socializing around the fire pit, and barbecuing. A raised wooden walkway leads from the screened-in porch to a Michael Phelps-series hot tub that seats up to 6 people. The 28' x 13' screened-in porch could be converted to a year-round space. This room, overlooking the private oasis of the backyard, is large enough to provide another living space for a couch, chairs, and dining set. Nature lovers will appreciate the roses, lilac, wisteria, and three kinds of hydrangea, as well as the peach, elderberry, Bing cherry, and willow trees. Two giant, 200-year-old catalpa trees grace the front. Hikers will take advantage of guick access to the Ashokan rail trail. Relaxing, entertaining, creating, enjoying the yard and hot tub: Imagine the ways you could enjoy this wonderful Catskills property featuring a traditional farmhouse with modern amenities.

MLS ID: 20232362 Status Category: Active Zone: R-1 Listing Category: Residential Area, sq ft: 2287 sq ft Acreage: 2.4 Survey: Y Age: 100-200 Bathrooms: 2 Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 2 Other 1 Level: 1 SqFt 1st: 1807 Living Room Room Size: 24x12 Dining Room Room Size: 16x12 Bedroom 1 Room Size: 15x10 Other Room 1 Size: 25x22 Basement: Crawl Other Rooms: Office, Studio, Utility Room Date added: Added 2 years ago Year built: 1825 Bedrooms: Two Full Baths: Two Dining Room Level: 1 Bedroom 1 Level: 2 Attic Level: 3 Other 2 Level: 1 SqFt 2nd: 480 Kitchen Room Size: 13x9 Attic Room Size: 450 Sq Ft Bedroom 2 Room Size: 10x6 Other Room 2 Size: 13'2"x11'3" Attic: Finished, Storage Amenities: Garden Area, Hot Tub

### **INTERIOR FEATURES**

Kitchen Description: Galley

Flooring: Hardwood, Marble, Vinyl, Radiant Fireplace Location: Living Room Cooling/Air Conditioning: Wall Unit Additional Interior Features: Walk In Closets, French Doors

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Fireplace Description: Stone
Wood Stove: Wood
Miscellaneous Features: Ceiling-beamed, French Doors

#### UTILITIES

Heat Source: Hot Water, Radiant Hot Water: Electric, Gas, Solar Sewer: Septic-ingr. Utility Room Size: 14x5 Heating Fuel: Propane, Solar, Wood Water: Drilled Well Utility Level: 1

### **EXTERIOR FEATURES**

Garage/Parking Extras: Driveway, Off Street Style: Farm House Construction: Frame/stick Porch: Open, Screened Porch Water Features: Seasonal, Stream Lot Dimensions: 104, 544

#### LOCATION DETAILS

Area/Town: Hurley Elementary School: Woodstock K-3 County: Ulster County

### LISTED BY

Office Name: Halter Associates Realty Agent First Name: Gary Agent 2 First Name: Judith Driveway: Blacktop, Circle Style: Farm House Siding: Wood Lot Features: Landscaped, Private, Rock Outcrop, Wooded Additional Exterior Features: Hot Tub, Landscaped Lot: 32

School District: Onteora Central

Lot/Site: Rural

**Directions:** From Kingston, Route 28 West To Left On Waughkonk Rd (hickory Bbq). Right On Route 28a. At Junction, Take Left To Spillway. Continue To 236 Spillway (house On Right).

Office 2 Name: Halter Associates Realty Agent Last Name: Heckelman Agent 2 Last Name: Steinfeld

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#### Contact us Phone:

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