



\$649,000



HURLEY
236 Spillway Rd, West Hurley, NY 12491

<https://gristmillrealestate.com>

On a quiet 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 quick 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 1 year ago

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

UTILITIES

Heat Source: Hot Water, Radiant
Hot Water: Electric, Gas, Solar
Sewer: Septic-ingr.
Utility Room Size: 14x5

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

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

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

Heating Fuel: Propane, Solar, Wood
Water: Drilled Well
Utility Level: 1

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



Contact us

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