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\$1,100,000

Indulge in a property of extraordinary beauty, conveniently nestled within the foothills of the Catskill Mountains, and less than 2 hours from the pulse of Manhattan. This exquisite estate, gracing the sought-after Hudson Valley, offers a gateway to year-round seasonal pleasures. This remarkable 10.9 acre sanctuary is a seamless fusion of three distinct tax parcels. Bordered a timeless scene of rolling hills, flourishing woodlands, and a crystalline spring-fed pond perfect for a leisurely swim. Thoughtfully positioned for utmost tranquility, the residence is tucked back in from the road to impart a profound sense of peace and seclusion. Envision relaxing on the breezeway patio, a vantage point from which to take in the picturesque pond, it's still waters frequented by ducks while deer leisurely graze with their fawns.

Addendum: Enter the well-lit kitchen and discover the artistry of raised-panel oak kitchen cabinetry, granite countertops, and artisanal tile floors. The main level boasts a bedroom with a custom-built closet system, a recently remodeled bathroom, and an open floor plan perfect for entertaining. On the second floor, a spacious master bedroom awaits, complete with a jetted soaking tub and a walk-in closet. Adjacent, you'll find another recently remodeled bathroom. The lower-level family room, featuring a fully customized bar, offers an ideal space for a man cave or unwinding with loved ones by the fireplace. Stepping out the door from the lower level, a remarkable tiered patio system complete with lush vegetation presents an ideal viewpoint to take in the beauty of the grounds. An expansive garden is located steps from the house, while a fenced orchard offers the joy of cultivating many fruit varieties. Ample outdoor storage includes a spacious dual-sided 12 x 24 shed for machinery storage, along with a weather tight 10x16 shed. Fido will enjoy their outdoor time in the 12x20 poured concrete dog kennel featuring a durable metal roof. With its uniqueness and charm, this property's electric service is assisted by solar panels resulting in extremely low electric bills. All this awaits the discerning buyer seeking a home that is truly one-of-a-kind.

MLS ID: 20232564 Status Category: Active Zone: Res Year built: 1992 Bedrooms: Three Living Room Level: 1 Family Room Level: L Bedroom 2 Level: 1 Den Level: 1 SqFt 1st: 1440 SqFt 3rd: 1000 Kitchen Room Size: 12x22 Listing Category: Residential Area, sq ft: 3000 sq ft Acreage: 10.9 Age: 21-40 Full Baths: Two Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Basement Level: L SqFt 2nd: 560 Living Room Room Size: 10x22 Den Room Size: 10.2x10.3 Bedroom 1 Room Size: 15.7x17.6 Bedroom 3 Room Size: 9.9x15 Attic: Scuttle Date added: Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Cabinets Wood

Flooring: Ceramic, Laminate Fireplace Location: Basement Miscellaneous Features: Bar-wet

UTILITIES

Heat Source: Baseboard Hot Water: Oil Plumbing: Mixed Sewer: Septic-ingr. Utility Room Size: 4.8x25 Bedroom 2 Room Size: 12.11x11.4 Basement: Full Other Rooms: Breezeway

Appliances: Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer Fireplace Description: Stone Cooling/Air Conditioning: Ceiling Fan, Central Additional Interior Features: Walk In Closets, Master Bath

Heating Fuel: Oil Water: Drilled Well Electricity: 200 Amps Utility Level: L

EXTERIOR FEATURES

Garage Type: Garage Detached	Garage/Parking Extras: 2-car
Driveway: Blacktop	Style: Cape
Style: Cape	Construction: Frame/mod
Siding: Vinyl	Porch: Breezeway, Deck
Roof: Asph Shingle	Other Buildings: Shed
Lot Features: Corner Lot, Landscaped, Meadow, Pond, Private	Water Features: Pond
Additional Exterior Features: Stand By Generator, Landscaped, Solar Panel Own	Lot Dimensions: Irreg

Lot: 16

LOCATION DETAILS

Area/Town: Wawarsing Elementary School: Kerhonkson Pre K-3 County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king Agent Last Name: Carelli

School District: Rondout Valley Schools Lot/Site: Rural Directions: Rt 209 To Samsonville Rd. Left On Cherrytown Rd. Go 3.5 Miles To Rogues Harbor Rd. #67 On Left.

Agent First Name: Nicholas



Contact us Phone:

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