



**ROCHESTER**  
30 Stony Kill Rd, Accord, NY 12404

<https://gristmillrealestate.com>

**\$2,500,000**

This magnificent 27-acre property offers the rare combination of smart modern design, ultimate quiet and privacy, sweeping Catskill Mountain views and loads of space for family and friends to gather. The home's striking architecture is enhanced by walls of glass and lots of windows, offering vistas and panoramas from nearly every room. At its core, the light and bright double-height living room, with a stone fireplace, built-ins and copious entertaining space, is the heart of the home, and its drama will never cease to inspire awe. The spacious kitchen, with light woods and Prada-green tile, is a chef's dream, with abundant storage, superior appliances and an island/breakfast bar. Indoor and outdoor dining flank the kitchen, with space for a large table between kitchen and living room, and a screened porch for warm-weather meals. Two bedrooms, one of which is easily doubles as an office or den, are down a long corridor, along with a sophisticated bathroom in grey and blue. Up on the second floor, the primary bedroom suite is lush and luxe, with the bed positioned to take maximum advantage of the spectacle of the Catskills. There's a balcony overlooking the lush landscape, generous walk-in closet, and spa-chic bathroom with deep soaking tub, large shower, double sinks and separate toilet room. Down the long hall is another bedroom, office/bedroom, and another fabulous full bath. On the home's lower level, you'll find a recreation room, currently set up for pool, movies, music, hanging out and mixing a drink behind the bar. There's a dry sauna in the full bathroom, as well as temperature-controlled wine storage. Ultimately, though, the property's serenity is best appreciated out of doors, where the owner has crafted and sculpted a sensuous environment. The centerpiece is the 50-foot gunite infinity pool, which is surrounded by stone patios, mature plantings, artful stonework and walkways, and an atmosphere of unfettered relaxation. Inness Resort is just up the road, as are Westwind Orchard, Arrowood Brewery, Minnewaska State Park and the Mohonk Preserve.

**MLS ID:** 20232587

**Status Category:** Pending

**Zone:** H

**Year built:** 2009

**Bedrooms:** Four

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** L

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**Other 1 Level:** 1

**SqFt 2nd:** 1336

**Basement:** Finished, Full

**Listing Category:** Residential

**Area, sq ft:** 4231 sq ft

**Acreage:** 27.3

**Age:** 11-20

**Full Baths:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** L

**SqFt 1st:** 1952

**SqFt 3rd:** L943

**Other Rooms:** Great Room, Office, Study, Media Room, First Floor Bedroom

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Oven-built In, Range Hood, Range-built In, Refrigerator, Washer

**Fireplace Description:** Stone

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Doors, Insulated Windows, Walk In Closets, 9 Ft. Ceilings, Master Bath, Sauna/steam Room, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Propane

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Contempo

**Siding:** Hardiplank

**Roof:** Membrane

**Views:** Mountain

**Lot Dimensions:** 27.3a

## LOCATION DETAILS

**Area/Town:** Rochester

**Lot/Site:** Rural

**Directions:** 209 To Main Street Accord To Right On Stonykill

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-king

**Agent Last Name:** Serouya

**Flooring:** Carpet, Ceramic, Bamboo

**Fireplace Location:** Living Room

**Miscellaneous Features:** Ceiling-cathedral, French Doors

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** L

**Style:** Contempo

**Construction:** Frame/stick

**Porch:** Breezeway, Deck, Patio, Screened Porch

**Lot Features:** Landscaped, Level, Meadow, Private, Rock Outcrop, Slope-gently, Wooded

**Additional Exterior Features:** Stand By Generator, Partial Fenced, Balcony, Inground Pool, Hot Tub, Landscaped, Outside Lighting, Screened Porch

**Lot:** 8.121

**School District:** Rondout Valley Schools

**County:** Ulster County

**Agent First Name:** Jeff



### Contact us

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