



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 guiet 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 qunite 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 6 months 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: leff



