



**OTHER**  
25 Red Oak Ln, Garrison, NY 10524

<https://gristmillrealestate.com>

**\$3,250,000**

Welcome to a stunning streamfront mini-compound on over 15 acres of pristine land, just an hour from Manhattan. This secluded sanctuary features a main house and a guest house, both perfect for hosting guests and gatherings. The property includes a 22 x 50 in-ground pool and a modern farmhouse-style guest house adjacent to the pool area. Both homes offer seamless indoor-outdoor living opportunities, nestled in the woods. The main house has 4 bedrooms, 2.5 bathrooms, multiple living rooms, a large kitchen with granite countertop and pizza oven, and a retractable large screen TV in the primary suite. The lower level flex space features games rooms, a full gym, additional home office space, and attached garage with parking for 2 cars. The newly built guest house features a loft bedroom, 1.5 baths, a fully equipped kitchen, dining area, and two fireplaces, creating an inviting space for poolside living and entertaining. Car collector or have a hobby that requires space? The guest house also offers a luxury garage with air conditioning, radiant heated floor, four bays with glass doors, lifts and space for 7 vehicles currently here. The grounds boast a year round stream, vibrant rock outcroppings and groomed trails, offering privacy and scenic views. Close to Metro North, golf courses, fishing & boating. This property offers a perfect blend of accessibility to city life and a secluded enclave. Come see this paradise for yourself!

**Addendum:** Luxury garage with radiant heating, central air, auto lifts, glass garage doors. Main house renovated for energy efficiency; guest house designed for energy efficiency. See the tour video to get a sense of all the property features.

**MLS ID:** 20232595

**Status Category:** Active

**Zone:** R80

**Survey:** Y

**Age:** 21-40

**Bathrooms:** 5

**Half Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Basement Level:** B

**Other 2 Level:** G

**Basement:** Finished, Full, Walk Out, Garage Access

**Amenities:** Hot Tub, Pool-in Ground

**Listing Category:** Residential

**Area, sq ft:** 4124 sq ft

**Acreage:** 15.5

**Year built:** 1990

**Bedrooms:** Five

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Den Level:** 1

**Other 1 Level:** G

**SqFt 1st:** 1344

**Other Rooms:** Bedroom, Den, Great Room, Loft, Office, Utility Room, Main Bedroom

**Virtual Tour:** <https://youtu.be/NPHXRuvVWdc>

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Island

**Flooring:** Hardwood

**Fireplace Location:** Bedroom, Dining Room, Family Room, Living Room, Other/see Remarks

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Doors, Walk In Closets, Master Bath, Sliding Glass Doors, Gas Stove Connection, Electric Stove Connection, Icemaker Connection, Garage Door Opener, Water Filter, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Forced Air, Heat Pump, Radiant, Zoned

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Blacktop

**Style:** Farm House

**Color:** Blue And White

**Porch:** Open

**Lot Features:** Cliffs, Landscaped, Rock Outcrop, Secluded, Slope-gently, Wooded, Water Frontage

**Water Features:** Stream, Water Access, Water Front

**Lot Dimensions:** 15.5 Acres

## LOCATION DETAILS

**School District:** Lakeland Central

**County:** Putnam County

## LISTED BY

**Office Name:** Compass Greater New York, Llc

**Agent First Name:** Christine

**Agent 2 First Name:** Veronica

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Microwave, Oven-built In, Range Hood, Range-built In, Refrigerator, Washer, Water Softener, Energy Star Appliances, Tankless Hot Water Heater, Whole House Filter System

**Fireplace Description:** Gas, Wood

**Wood Stove:** Wood

**Miscellaneous Features:** Bar-dry, Bar-wet, Ceiling-beamed, Ceiling-vaulted

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** Circuit Breakers, 200 Amps

**Utility Level:** B

**Garage/Parking Extras:** Other/see Remarks, 3-car, Rv

**Style:** Colonial

**Construction:** Frame/mod, Frame/stick

**Siding:** Cement/hardiboard

**Other Buildings:** Additional Garage, Guest House

**Views:** Mountain, Valley

**Additional Exterior Features:** Stand By Generator, Inground Pool, Landscaped, Outside Lighting

**Lot:** 918717

**Lot/Site:** Rural

**Directions:** Annsville Cir Take Exit Onto Us 9 N, After 0.6 Miles Turn R Onto Roa Hook Rd; .2 Miles Turn R Onto Albany Post Rd; 100 Ft Turn L Onto Sprout Brook Rd 1.6 Miles; L Onto Red Oak Ln; Quarter Mile Past Circular Driveway.

**Office 2 Name:** Compass Greater New York, Llc

**Agent Last Name:** Barker

**Agent 2 Last Name:** Newton



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

