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# \$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	Listing Category: Residential
Status Category: Active	Area, sq ft: 4124 sq ft
<b>Zone:</b> R80	Acreage: 15.5
Survey: Y	Year built: 1990
<b>Age:</b> 21-40	Bedrooms: Five
Bathrooms: 5	Full Baths: Three
Half Baths: Two	Living Room Level: 1
Dining Room Level: 1	Kitchen Level: 1
Family Room Level: 1	Bedroom 1 Level: 2
Bedroom 2 Level: 2	Bedroom 3 Level: 2
Bedroom 4 Level: 2	Den Level: 1
Basement Level: B	Other 1 Level: G
Other 2 Level: G	<b>SqFt 1st:</b> 1344
Basement: Finished, Full, Walk Out, Garage Access	<b>Other Rooms:</b> Bedroom, Den, Great Room, Loft, Office, Utility Room, Main Bedroom
Amenities: Hot Tub, Pool-in Ground	Virtual Tour: https://youtu.be/NPHXRuvVWDc

## **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



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