

## **OTHER**

25 Red Oak Ln, Garrison, NY 10524

\$3,250,000

https://gristmillrealestate.com

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 2 years 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

**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

**UTILITIES** 

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

Hot Water: Electric Plumbing: Mixed Sewer: Septic-ingr.

**Heating Fuel:** Propane **Water:** Drilled Well

Electricity: Circuit Breakers, 200 Amps

**Utility Level:** B

**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

**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

**LOCATION DETAILS** 

School District: Lakeland Central

County: Putnam County

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.

LISTED BY

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