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\$979,000

Let's take a step back in time. This beautifully re-done farmhouse, circa 1790, holds so much history and is rumored to be part of the Underground Railroad. After going through a full rehab this home is now ready to turn over ownership. Zoned both residential and business provides a ton of opportunities such as a full-time residence, bed and breakfast, office space, boutique hotel, and more! Placed on 5.8 meadow-like acres with sweeping views of the Shawangunk Ridgeline, add great value to this one-of-a-kind home. Enter through the oversized foyer which is the center point of the home. On the right is a large living area with a wood-burning fireplace and original columns and windows keeping the historic charm with modern touches. The formal dining room holds an 8-person dining table, with a second wood-burning fireplace making this the perfect room for hosting dinner parties. The eat-in kitchen offers all new appliances and cabinets with large windows bringing in the view of the ridge and plenty of natural light. Upstairs find 4- nicely sized bedrooms all with high ceilings which is rare for a home of this age. Wide-plank gleaming hardwood floors carry the historic feel of this home all throughout the upstairs level. Three full bathrooms have radiant heated floors, modernized fixtures, and tile work. On the third level, there is finished bonus area for additional home offices, room for guests, or more living space. Conveniently located on 209, gives easy access to Accord and Kerhonkson which holds popular attractions such as hiking at the state preserves and local breweries and restaurants like Arrowwood Brewing, Westwind Orchard, Inness and Mill and Main. 20 minutes to Kingston and New Paltz and 15 to the Village of Ellenville.

MLS ID: 20232620 Status Category: Active Zone: B **Year built:** 1790 Bedrooms: Four Full Baths: Three **Dining Room Level:** 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Other 1 Level: 3 SqFt 1st: 1680 Living Room Room Size: 24.7x16.7 **Dining Room Room Size:** 15x13.4 Bedroom 2 Room Size: 15.4x15.4 Bedroom 4 Room Size: 17.2x9.10 **Other Room 2 Size:** 25.9x11.6

Listing Category: Residential Area, sq ft: 3024 sq ft Acreage: 5.8 Age: 200+ Bathrooms: 3 Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 2 Bedroom 4 Level: 2 Other 2 Level: 1 SqFt 2nd: 1344 Kitchen Room Size: 25.11x11.2 Bedroom 1 Room Size: 17x9.6 Bedroom 3 Room Size: 17.2x14.11 Other Room 1 Size: 13.2x24.4 Basement: Full

Attic: Finished, Walk Up Date added: Added 2 years ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer, Flooring: Ceramic, Hardwood, Radiant Water Softener Fireplace Description: Wood

Fireplace Location: Bedroom, Dining Room, Living Room

UTILITIES

Heat Source: Baseboard Hot Water: Oil Electricity: 200 Amps Utility Level: B

Heating Fuel: Oil Water: Dug Well Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway	Driveway: Gravel
Style: Farm House	Style: Farm House
Construction: Brick	Color: Brick
Siding: Brick, Stone, Vinyl	Porch: Deck
Roof: Asph Shingle, Metal	Lot Features: Meadow, Slope-moderate
Views: Mountain, Panoramic, Farm	Lot Dimensions: 5.80 Acres
Lot: 39.20	

LOCATION DETAILS

Area/Town: Rochester County: Ulster County

LISTED BY

Office Name: Berkshire Hathaway Homeservices Nutshell Realty Agent First Name: Zachary Agent 2 First Name: Laurel

School District: Rondout Valley Schools Directions: Use Gps

Office 2 Name: Berkshire Hathaway Homeservices Nutshell Realty Agent Last Name: Jarvis Agent 2 Last Name: Sweeney



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