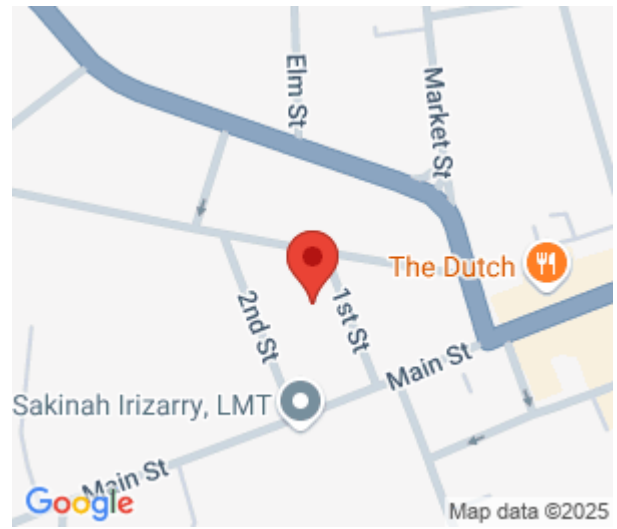




ROCHESTER

2961 Lucas Turnpike, Accord, NY 12404

<https://gristmillrealestate.com>

\$2,595,000

Incredible opportunity to own a 100+ acre estate in the heart of the Hudson Valley! The site of a former bungalow colony, this privately situated property consists of the main house, barn, 3-car garage, pool house, and bungalow, along with extensive Rondout Creek frontage and views of the Shawangunk Ridge, Mohonk, and the Catskill Mountains. This elegant home has been impeccably and lovingly maintained and tastefully updated while preserving many charming original details. The farmhouse offers plenty of dramatic spaces to entertain and relax. You can pause and reflect in the expansive sunroom with hot tub, host lavish dinner parties in the formal dining room, or enjoy refreshing breezes on the screened porch with stunning views of the ridge. The property is a true four-season treasure, perfect for cool evenings spent in front of the wood-burning fireplace in the great room, sunny days lounging by the pool, and embracing nature year-round while walking throughout the magnificent property and along the edge of the creek. The second floor consists of a private principal suite oriented to take advantage of the view, plus four additional bedrooms and guest bath. Original woodwork is found throughout the home. The circa 1900 barn is in excellent condition and currently houses equipment but could also serve as a creative space or workshop. The magical property is surrounded by open fields and lush wildflower meadows with winding paths and offers unrivaled views and 1 mile of stunning creek frontage. The acreage is comprised of 5 separate lots, with subdivision potential (with approvals). Perfect for farming or to create an exceptional family compound, this stunning property will take your breath away and is an opportunity to own a true piece of history. Located just 90 minutes from Metro NY and close to all the Mid-Hudson Valley has to offer such as SUNY New Paltz's Dorsky Museum of Art, Bard Fischer Center, Accord hotspots - Arrowood Brewery and Inness Resort, restaurants and nightlife in Kingston, plus outdoor activities such as hiking and climbing at Mohonk Preserve and Minnewaska State Park.

MLS ID: 20232745

Status Category: Active

Zone: Ar3

Year built: 1900

Bedrooms: Four

Full Baths: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

Den Level: 1

Basement: Full, Interior Access, Unfinished

Listing Category: Residential

Area, sq ft: 3700 sq ft

Acreage: 103.7

Age: 100-200

Bathrooms: 4

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: 2

SqFt 1st: 2120

Other Rooms: Den, Great Room, Library, Office, Study

Amenities: Garden Area, Pool-above Ground

Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Fireplace Description: Wood

Cooling/Air Conditioning: Central

Additional Interior Features: Master Bath, Washer Connection, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

Flooring: Carpet, Ceramic, Wood

Fireplace Location: Living Room

Miscellaneous Features: Security System

UTILITIES

Heat Source: Baseboard, Stand By Generator, Inground Fuel Tank

Water: Drilled Well

Electricity: 200 Amps

Utility Level: B

Heating Fuel: Propane

Plumbing: Mixed

Sewer: On Site

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Gravel

Style: Farm House

Siding: Clapboard, Wood

Roof: Asph Shingle

Lot Features: Landscaped, Level, Meadow, Private, Secluded, Sub Dividable, Water Frontage

Water Features: Creek, Navigable, Water Access

Additional Exterior Features: Stand By Generator, Aboveground Pool, Landscaped, Screened Porch

Lot: 52.111

Garage/Parking Extras: 3-car

Style: Farm House

Construction: Frame/stick

Porch: Open, Patio, Screened Porch

Other Buildings: Barn, Other/see Remarks

Views: Meadow, Mountain

Water Ways: Rondout Creek

Lot Dimensions: 103.7

LOCATION DETAILS

Area/Town: Rochester

Lot/Site: Rural

Directions: Lucas Avenue To Lucas Tpke, #2961 On Left. No Sign.

School District: Rondout Valley Schools

County: Ulster County

LISTED BY

Office Name: Berkshire Hathaway Homeservices Nutshell Realty

Agent First Name: Laurel

Agent 2 First Name: Emily

Office 2 Name: Berkshire Hathaway Homeservices Nutshell Realty

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