



**GREENE**  
184 Cloos Rd, Hunter, NY 12442

**\$3,250,000**

<https://gristmillrealestate.com>

This elegant Mid-Century Modern / Arts & Crafts style country home is set in a remote wilderness next to two ponds within a few minutes of Hunter Mt Ski area. OWNER WILL FINANCE QUALIFIED BUYER. It is partially surrounded by conservation land of NY City Watershed Protection Lands. The house uses wide T&G cedar boards for the walls and native bluestone shale for the floors together with hardwood floors. The dining and living rooms have cathedral ceilings with large exposed timber beams. The creative floorplan of the dining room is a partial circle surrounded by windows and a cathedral ceiling using a dozen timbers creating a conical shape joining the full height fieldstone Kachelofen style fireplace. There is a sun filled three season Florida room with windows on three sides and sky-lights beside the living room, which can be used in the winter with supplemental heaters. Downstairs is a large family room with woodstove inset into a fieldstone enclosure, a complete service kitchen, a wet bar, laundry area, and a full bathroom with shower. There is a 2 garage below the house entering to this lower level family room. Three large wooden decks nearly surround the house and a flagstone patio is behind with a stone hearth and inset Lazyman BBQ and FeastMaster smoking oven which use propane. Behind the house is over 6 acres of pasture with a 5 horse run-in-stall barn, each stall with an outside door, ready for your herd of horses, with three car garage with concrete slab floor and 100 amp electric service. There is substantial hay storage on the second floor of the barn with convenient feed chutes to each stall. Above the pastures near the height of land is a rustic cottage and a well. Nearby the equipment barn are two 500 gallon fuel tanks for diesel and gasoline with electric pumps. Below the house are two scenic ponds of about 1/2 acre each with vistas of the mountains around and gazebos for entertaining. There is a 200+ year old sugar maple near the house and most of the property is forested with ages from 50-100 year old trees of regionally common species. This remarkable private estate is near Hunter Mt skiing and all the wonderful outdoor activities available in the central Catskill Mountains. The Schoharie Creek is near by for fishing and kayaking, many mountain trails for hiking with wonderful restaurants throughout the area. The aerial video tour of the property and house is at: <https://vimeo.com/891098477/6323ebfeac?share=copy> See the 3D tour of the house at: <https://my.matterport.com/show/?m=agKzMqXmyA5&brand=0> See the 3D tour of the barn at: <https://my.matterport.com/show/?m=pNs2x7yVJQG&brand=0> cut and paste these addresses into your browser. Load these to your browser and click on the circles for a tour.

**Addendum:** Development of the 105++ acres into 4 parcels could be subdivided for private estates with views of Hunter Mt and surrounding high peaks. This property has an internal shared road called Sheepskin Road, which provides access to two neighbor properties but also allows easy subdivision of the property. Two parcels can be created on the west side of Sheepskin Rd with about 7.5 and 25 acres with a substantial plateau at 1,950 feet for views. Two larger parcels can be created on the east side of Sheepskin Rd with about 35 acres around the house & barn, and the larger east side parcel would be about 38 acres which has a hilltop at 1,940 feet elevation affording expansive views of the Hunter Mountain area along the Schoharie Creek valley and already has a well and power line to the top of the hill.

**MLS ID:** 20233048

**Listing Category:** Residential

**Status Category:** Active

**Zone:** Res-2.5

**Year built:** 1995

**Bedrooms:** Three

**Full Baths:** Three

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**SqFt 2nd:** 520

**Family Room Room Size:** 15x18

**Dining Room Room Size:** 24x14

**Bedroom 1 Room Size:** 12x14

**Bedroom 3 Room Size:** 11x10

**Other Room 2 Size:** 12x10 Laundry

**Other Rooms:** Florida Sun Room, Workshop, First Floor Bedroom

**Basement Room Size:** 24x20

**Virtual Tour:**

<https://my.matterport.com/show/?m=agKzMqXmyA5&brand=0>

**Date added:** Added 10 months ago

**Area, sq ft:** 2412 sq ft

**Acreage:** 105

**Age:** 21-40

**Bathrooms:** 3

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 1892

**Living Room Room Size:** 15x17

**Kitchen Room Size:** 13x11

**Den Room Size:** 21x12

**Bedroom 2 Room Size:** 11x13

**Other Room 1 Size:** 17x6 Kitch

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

**Amenities:** Cnt Tv Antenna, Rec Room

**Total Rooms:** 11

**Slideshow:**

<https://vimeo.com/891098477/6323ebfeac?share=copy>

## INTERIOR FEATURES

**Kitchen Description:** Gourmet

**Flooring:** Parquet, Wood, Slate

**Fireplace Location:** Dining Room, Family Room

**Miscellaneous Features:** Bar-wet, Ceiling-beamed, Ceiling-cathedral, French Doors

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Indoor Grill, Jennaire Type, Oven-built In, Range, Range Hood, Range-built In, Refrigerator, Washer

**Fireplace Description:** Stone, Wood

**Wood Stove:** Insert In Fp, Wood

**Additional Interior Features:** Insulated Windows, Walk In Closets, 9 Ft. Ceilings, Master Bath, Sliding Glass Doors, Garage Door Opener

## UTILITIES

**Heat Source:** Central, Forced Air, Inground Fuel Tank

**Hot Water:** Oil

**Plumbing:** Copper

**Sewer:** On Site, Septic-ingr.

**Heating Fuel:** Oil, Wood

**Water:** Drilled Well

**Electricity:** Circuit Breakers, Single Phase, 200 Amps

**Utility Room Size:** 12x10

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Blacktop, Gravel

**Style:** Contempo, One Story, Mid Century Modern

**Color:** Brown

**Porch:** Deck

**Other Buildings:** Additional Garage, Barn, Stable, Workshop

**Views:** Meadow, Mountain, Valley

**Additional Exterior Features:** Gas/propane Grill

**Lot:** 50

**Garage/Parking Extras:** Barn, Driveway

**Style:** Contempo

**Construction:** Frame/stick

**Siding:** Cedar, Shakes, Wood

**Roof:** Asph Shingle

**Lot Features:** Additional Land Available, Adjacent To State Land, Meadow, Pond, Private, Slope-moderate, Wooded, Easement

**Water Features:** Brook, Pond, Pond Site, Water Access

**Lot Dimensions:** 105

## LOCATION DETAILS

**Area/Town:** Greene

**School District:** Hunter-tannersville

**Lot/Site:** Rural

**County:** Greene County

**Directions:** From Hunter Ski Area Go West On Rt23a For 5 Miles To Right Turn Onto Cloos Rd. Go Mile Up To The Eagles Statues Gate On Right. From Lexington Rt42 To 4 Miles East On Rt 23a To Left Onto Cloos Rd. A Mile Up To The Gate With The Eagles Statues On Right.

## LISTED BY

**Office Name:** Four Seasons Sotheby's Int'l-k

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