

ROCHESTER

48 Ginger Rd, High Falls, NY 12440

\$1,075,000

https://gristmillrealestate.com

Nestled at the base of the Shawangunk Ridge this stunning contemporary home sits almost at the very end of a serene private lane directly off the very desirable and very special Clove Valley Road. Ginger Rd dead ends with direct access to over 700 acres of Mohonk Preserve property. Also adjacent to conservation easement property on 2 sides. A truly magical setting just minutes to the center of historic High Falls and Stone Ridge. Near Westwind, Arrowood, Inness, and Ollie's Pizza and a load of local shops, restaurants and farms. A sweet place to escape to! An ideal getaway for communing with nature, hiking, biking and climbing. The house is a work of art boasting an open living plan with a lovely flow for easy entertaining. The phenomenally designed kitchen has simple and elegant custom wood cabinets, handcrafted cement countertops that create a distressed antique look, and an oversized island opening to a stunningly bright dining room with oversized windows and a cozy living room, all with a wrap-around deck leading onto a comfortable porch overlooking the serene grounds. A walk-in pantry and lots of closets offer great storage. Lower level is mostly above grade and ready to complete as you wish. Perfect for additional living space, an in home office or studio... Whatever your heart desires.

Addendum: Mabel, the family dog will be sequestered in the basement so no access to the basement for first showing please unless otherwise confirmed- if she is out of the house.

MLS ID: 20233159

Status Category: Active

Zone: R1 Survey: Y Age: 6-10 Bathrooms: 3 Half Baths: One

Dining Room Level: 1 **Bedroom 1 Level: 2 Bedroom 3 Level: 2** Other 1 Level: 1 **SqFt 2nd:** 1070

Living Room Room Size: 18'1"x17'8" **Dining Room Room Size:** 18'1"x11'1" Bedroom 2 Room Size: 15x10'10" Other Room 1 Size: Prch25'6x12

Status: 2

Listing Category: Residential

Area, sq ft: 2350 sq ft

Acreage: 4.6 Year built: 2015 **Bedrooms:** Three Full Baths: Two

Living Room Level: 1 Kitchen Level: 1 **Bedroom 2 Level: 2**

Den Level: L SqFt 1st: 1280 SqFt 3rd: LI

Kitchen Room Size: 21'4"x14 Bedroom 1 Room Size: 22x14'5"* Bedroom 3 Room Size: 15'x10'10"

Basement: Full Total Rooms: 7 Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Oven-built In, Range Hood, Washer Kitchen Description: Gourmet

Flooring: Ceramic, Wood Cooling/Air Conditioning: Ductless Split Ac Units

UTILITIES

Heat Source: Ductless Mini Split Sys

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

Heating Fuel: Electric Water: Drilled Well Electricity: 200 Amps **Utility Level:** 1

EXTERIOR FEATURES

Style: Contempo Style: Contempo Construction: Frame/stick Color: Grey

Siding: Wood Porch: Deck, Open Roof: Metal Other Buildings: Shed

Views: Mountain Lot Features: Private Water Features: Stream Lot Dimensions: 4.6

Lot: 4.100

LOCATION DETAILS

Area/Town: Rochester School District: Rondout Valley Schools

Lot/Site: Rural County: Ulster County

Directions: Rt 209 To Left Onto County Rt. 6, Bear Right Onto

Clove Valley Road. Turn Left Onto Ginger Road. Continue

Approximately 1/2 Mile To Driveway On Right.

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king Agent First Name: Amy

Agent Last Name: Levine



