



## ROSENDALE

86 Grist Mill Rd #88, Tillson, NY 12486

<https://gristmillrealestate.com>

# \$649,000

REDUCED PRICE-OWNERS RELOCATING! TWO FABULOUS HOMES ON THE PROPERTY! Live in one and the other can be for family or a rental. Welcome to Hardenbergh Estates! Come and visit this charming 1750's Georgian Colonial with a tree lined driveway that sits on 16.60 acres. There are a few structures here, including a main house with 3 levels and a smaller Cape Cod house. Plus let's not forget about the original Carriage house, with some creative restoration the Carriage house could be fabulous! There is also a free-standing garage with hayloft and a separate shed. The charming details of the main house include a library, a staircase with all its original beautiful wood moldings and a sweet dumbwaiter that even goes down to the basement! Two working fireplaces, one in the living room and one in the dining room. The kitchen and 2.5 baths in the main house have been updated along with all electrical and plumbing. The primary bedroom located on the second floor has a half bath, generous closets, and the convenience of a laundry room on the same floor. Make your way up to the third level to a beautiful loft, that is light filled and airy just begging to be used as quiet get away or yoga/art studio. Enjoy the large deck on the front or sit on the back deck looking out over the back yard, which is also over an attached two car garage. Motivated Sellers! The Cape home has approximately 1,152 sq ft. it is a 2bedroom/1.5 baths, bright airy kitchen and living room with access to large deck and a finished basement and a two car attached garage. The second floor has an additional deck. This home could house guests or be income producing. This location gives you the option to take the 90 min ride on the bus or drive into NYC. The Rail trail will take you north to Kingston and/or Southeast to New Paltz & Poughkeepsie. The amazing Shawangunk Mountain Ridge is so close as are many eateries, much shopping, a few hospitals and public buses and trains. House is close to thruway.

**Addendum:** Total Square footage is for both homes. Lockbox will have keys for both homes.

**MLS ID:** 20233208

**Status Category:** Active

**Zone:** Residential

**Survey:** Y

**Age:** 200+

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 1st:** 1444

**SqFt 3rd:** 170

**Family Room Room Size:** 19.4x11.4

**Listing Category:** Residential

**Area, sq ft:** 3754 sq ft

**Acreage:** 16.6

**Year built:** 1750

**Bedrooms:** Five

**Half Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Den Level:** 3

**SqFt 2nd:** 988

**Living Room Room Size:** 17x14

**Kitchen Room Size:** 10x19

**Dining Room Room Size:** 17x14.3

**Bedroom 1 Room Size:** 16x15

**Bedroom 3 Room Size:** 12.3x11.9

**Other Rooms:** Study

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Water Softener

**Fireplace Description:** Brick, Wood

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** 9 Ft. Ceilings, French Doors, Washer Connection, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Oil

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Drive Under

**Driveway:** Gravel

**Style:** Colonial, Ranch

**Color:** White

**Porch:** Deck, Open

**Other Buildings:** Additional Garage, Guest House, Shed, Other/see Remarks

**Water Features:** Stream

**Lot:** 9.23

## LOCATION DETAILS

**Area/Town:** Rosendale

**Elementary School:** Robert R Graves School

**Directions:** Go South On 32, Left Onto Grist Mill Road(darlings Restaurant Is On Corner), House Is On The Right. Look For Stone Pillars And Tree Lined Driveway.

## LISTED BY

**Office Name:** Coldwell Banker Village Greenn

**Agent Last Name:** Grothkopp

**Den Room Size:** 14.4x7.5

**Bedroom 2 Room Size:** 12.7x12.6

**Basement:** Full, Walk Out, Concrete Floor, Unfinished

**Virtual Tour:**

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

**Flooring:** Hardwood

**Fireplace Location:** Dining Room, Living Room

**Miscellaneous Features:** French Doors

**Heating Fuel:** Oil, Wood

**Water:** Drilled Well

**Electricity:** 200 Amps

**Garage/Parking Extras:** Under, Other/see Remarks

**Style:** Colonial

**Construction:** Frame/stick

**Siding:** Vinyl

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Level, Private

**Lot Dimensions:** 16.60 Acres

**School District:** Kingston Consolidated

**County:** Ulster County

**Agent First Name:** Karen



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

