

## **ROCHESTER**

1929 Berme Rd, Kerhonkson, NY 12446

\$564,000

https://gristmillrealestate.com

Exquisite ranch on 4+ acres of serene beauty on Berme Rd This charming ranch-style home in Kerhonkson, NY, presents a unique opportunity to embrace the beauty of the Hudson Valley's countryside and amazing mountain views. Nestled on over four acres of pristine, farm-like land, this property offers a chance for a tranquil and expansive lifestyle. The house has undergone a complete renovation, bringing it to a standard of modern luxury and comfort. With three bedrooms and two bathrooms, it provides a perfect living space for families and those seeking a serene retreat. The main suite is a true haven, featuring a balcony accessed through sliding doors, allowing you to take in the views and fresh air at any time. The living room, with its inviting fireplace and ceiling fan, provides an ideal gathering space for cozy evenings. The heart of this home, the kitchen, boasts an array of wooden cabinetry, a central island, and sparkling countertops, making it an inspiring place for culinary adventures. You'll find that the open layout of the kitchen and living area is perfect for family interactions and entertaining quests. One of the most remarkable features of this property is the walkout basement, offering versatile potential for various uses. Imagine a spacious entertainment and theater room, an exercise space, or a home office with direct access to the outdoors. Relax and unwind in the hot tub, overlooking the vast landscape ,impressive and picturesque mountain views. Filled with endless opportunities for expansion, gardening, or other rural pursuits. If you've been dreaming of a peaceful home where you can enjoy the unspoiled beauty of nature, this property offers an idyllic country lifestyle while remaining close to modern amenities and the charm of Kerhonkson. Minutes to town of Accord and short drive to Hamlet of High falls and town of Stone Ridge. Don't miss your chance to make this solar panel renovated ranch your own private sanctuary. Exclusive access to Kerhonkson Rail Trail.

MLS ID: 20233219

Status Category: Pending

Zone: R2

Year built: 1967 **Bedrooms:** Three Full Baths: Two

**Dining Room Level:** 1 Family Room Level: 1 **Bedroom 2 Level: 2** Other 1 Level: L SqFt 2nd: 660

Family Room Room Size: 22 X 14 **Dining Room Room Size:** 12x11

**Listing Category:** Residential

Area, sq ft: 2000 sq ft

Acreage: 4.5 **Age:** 41-60 **Bathrooms:** 2

Living Room Level: 1

Kitchen Level: 1 Bedroom 1 Level: 1 **Bedroom 3 Level:** 1 **SaFt 1st:** 1344

**Living Room Room Size:** 22 X 14.5 Kitchen Room Size: 12.5 X 14.5 Bedroom 1 Room Size: 14.5 X 14

**Bedroom 2 Room Size:** 14 X 14 **Other Room 1 Size:** Rec 600 Sf

Attic: Pu Dw Total Rooms: 6

**INTERIOR FEATURES** 

Kitchen Description: Island

Flooring: Carpet, Ceramic, Laminate
Fireplace Location: Living Room

Additional Interior Features: Dig.I Program Thermostat

UTILITIES

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

**EXTERIOR FEATURES** 

Garage/Parking Extras: Driveway, Off Street

Style: Ranch

Construction: Frame/stick

Siding: Vinyl

Views: Meadow, Mountain

Additional Exterior Features: Partial Fenced

**Lot:** 1.100

**LOCATION DETAILS** 

Area/Town: Rochester

**Elementary School:** Kerhonkson Pre K-3

County: Ulster County

**LISTED BY** 

Office Name: Corcoran Country Living

Agent Last Name: Rakowski

**Bedroom 3 Room Size:** 15 X 9.5

Basement: Finished, Walk Out, Interior Access, Sump Pump

Other Rooms: Bedroom, Office, Workshop, Playroom

Date added: Added 2 years ago

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Whole House Filter System

Fireplace Description: Propane

Cooling/Air Conditioning: Ductless Split Ac Units

Sewer: Septic-ingr.

Hot Water: Flectric

Plumbina: Mixed

**Driveway:** Blacktop

Style: Ranch Color: White

**Lot Features:** Landscaped, Private **Water Ways:** Rondout Creek

Lot Dimensions: 4.5 Acres

**School District:** Rondout Valley Schools

Lot/Site: Rural

**Directions:** From Lucas Turnpike ,left Onto Main Street , Right Onto Scenic . Right Onto Berme . House On Right Hand Side

#1929 White House With Solar Panels.

Agent First Name: Jeanne



