



**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 guests. 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

**SqFt 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 1 year ago

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

**Fireplace Description:** Propane

**Cooling/Air Conditioning:** Ductless Split Ac Units

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**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



### Contact us

Phone:

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

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

