



**\$750,000**

<https://gristmillrealestate.com>

Modern design lovers rejoice! This new construction, light-filled home offers everything you want in an upstate retreat. Sited on over 5 acres with mountain views from every angle, this home brings the outdoors inside. Glass walls, high ceilings, and a spectacular roof deck allow you to fully immerse yourself in nature from the comfort of your own home. Tasteful design choices throughout allow you to move in and begin enjoying upstate life immediately. A modern chef's kitchen, open floor plan, and balcony off of the living room complete the package. High efficiency windows, siding, insulation, and mechanicals allow you to focus on enjoying your time upstate care free. This modern marvel is a must see! This special retreat also comes with access to Mayham Pond, a private oasis for boating, swimming, and picnicking just steps from the home. The desirable location provides immediate access to nearby amenities, including skiing at Plattekill, farm fresh produce from the Pakatakan Farmers' Market, endless options for hiking and golf, and sophisticated dining and retail in the villages of Stamford, Hobart, and Roxbury. Whether you plan on enjoying the home yourself or as a short-term rental investment property, you don't want to miss this special opportunity in the heart of the Catskills.

**MLS ID:** 20233224

**Status Category:** Active

**Zone:** R

**Year built:** 2023

**Bedrooms:** Six

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 1st:** 840

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

**Date added:** Added 11 months ago

**Listing Category:** Residential

**Area, sq ft:** 2912 sq ft

**Acreage:** 5.07

**Age:** New Construction

**Full Baths:** Three

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Den Level:** 1

**SqFt 2nd:** 1036

**Other Rooms:** Bedroom, Other/see Remarks

## INTERIOR FEATURES

**Appliances:** Dishwasher, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Low Flow Commode, Low Flow Fixtures, Energy Star Appliances

**Cooling/Air Conditioning:** Ceiling Fan, Heat Pump, Ductless Split Ac Units

**Flooring:** Ceramic, Hardwood, Radiant

**Miscellaneous Features:** Ceiling-vaulted, Security System

**Additional Interior Features:** Insulated Doors, Insulated Windows, Low E Windows, Sliding Glass Doors, Electric Stove Connection, Washer Connection, Gas Dryer Connection, Ice-maker Connection

## UTILITIES

**Heat Source:** Heat Pump, Radiant

**Hot Water:** On Demand

**Plumbing:** Mixed

**Heating Fuel:** Propane

**Water:** Drilled Well

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Contempo

**Construction:** Frame/stick

**Siding:** Aluminum, Stucco, Other

**Lot Features:** Slope-gently

**Lot Dimensions:** Irregular

**Driveway:** Gravel

**Style:** Contempo

**Color:** Gray

**Roof:** Rolled, Rubber

**Views:** Meadow, Mountain, Valley, Panoramic

**Lot:** 4

## LOCATION DETAILS

**Area/Town:** Delaware

**Lot/Site:** Rural

**Directions:** From Route 23 West Turn Right Onto Blackberry Street. Turn Right Onto Kemper Mountain Road (aka Field Stone Drive).

**School District:** Gilboa

**County:** Delaware County

## LISTED BY

**Office Name:** Fresh Air Realty

**Agent Last Name:** James

**Agent First Name:** Alexander



### 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

