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\$725,000

*Open House 2/18/24 11-1 Welcome to 11 Kirby Lane in High Falls! First time on the market since it was lovingly built by a fine wood-working craftsman in 1985! A sprawling, one-level, 3 bed, 3 bath ranch, situated on 4 park-like acres, includes two adjoining lots, surrounded by woodlands and is accessed by a private road. Enter the house via a charming, covered porch with intimate sitting area from which to enjoy the front lawn and mature plantings and woods. Unique, Italian-tile foyer floor leads to a French-door entry to living room with large, built-in, custom cabinet, original paneled wall and generous hearth with woodburning fireplace. The adjacent, formal dining room is flooded with light via an oversized bow window, and can easily accommodate ten for sit-down gatherings. The eat-in kitchen features a skylight, closet pantry, custom, hardwood cabinets, hutch and island with five-burner cooktop and ceiling exhaust hood, double wall ovens with adjacent laundry room. The bedroom wing features three generous bedrooms all with abundant closets and one full bath, plus an en-suite primary bath. The 20x20, paneled, bonus room, off of the dining room is a perfect gathering space with access to the custom deck and features a free-standing wood stove and high ceilings with exposed beams. A full bath, perfect for visitors completes the layout. This area could be, with proper permitting an accessory apartment or mother- daughter set up with separate entrance. While not ADA compliant, this home is fairly user-friendly to the mobility impaired, with an extra-wide hallway to access bedrooms and a step in shower in the primary and there are no door saddles. Enjoy inside access to an oversized, two-car garage with ample room for storage, workshop and pull down stairs for large attic access. The full basement of 2300 sq. ft. is a hobbyist's dream or perfect recreational space with exterior access. A large fenced-in garden with defined beds and trellises off the garage provides a place for home grown flowers and produce. Abundant storage throughout. Period architectural details abound in this charming, one-of-a-kind, mid-mod ranch. New roof and gutters 2022. Exterior and interior painting 2023. New laminate floors throughout 2023. Generator hookup. Location, location, location. Secluded yet convenient, 11 Kirby Lane is centrally situated to all area services including shops in Stone Ridge, High Falls and Accord; recreation in the Gunks, rail trails, Catskills and Hudson River as well as Arrowood Brewery, Innes, and Westwind and Stone Ridge Orchards. Property includes two adjacent lots 2.40 with house 77.2-2-9.210 and 1.6 with adjoining lot 77.2-2-9.115. Road maintenance agreement in place. Entry off of County Route 6/Kyserike Road. 11 Kirby is waiting for its next chapter to begin!

Addendum: The functioning oil tank is buried to the right of the front door.

MLS ID: 20233396

Status Category: Pending

Zone: Ar3 Survey: Y Age: 21-40 Bathrooms: 3

Living Room Level: 1

Listing Category: Residential

Area, sq ft: 2308 sq ft

Acreage: 4
Year built: 1985
Bedrooms: Three
Full Baths: Three
Dining Room Level: 1

Kitchen Level: 1 Bedroom 2 Level: 1 SqFt 1st: 2308

Attic: Storage

Date added: Added 2 years ago

Bedroom 1 Level: 1
Bedroom 3 Level: 1
Basement: Full

Amenities: Garden Area

INTERIOR FEATURES

Kitchen Description: Country **Appliances:** Dishwasher, Dryer, Microwave, Range, Range

Hood, Refrigerator, Washer

Flooring: Laminate Fireplace Description: Wood
Fireplace Location: Living Room Wood Stove: Freestanding

Cooling/Air Conditioning: Window Unit Miscellaneous Features: Ceiling-vaulted, French Doors

Additional Interior Features: Skylights, Master Bath, French

Doors

UTILITIES

Sewer: Septic-ingr.

Heat Source: Baseboard Heating Fuel: Oil
Hot Water: Electric Water: Drilled Well
Plumbing: Mixed Electricity: 200 Amps

EXTERIOR FEATURES

Garage Type: Garage Attached Garage/Parking Extras: Off Street

Driveway: Gravel **Style:** Ranch

Style: RanchConstruction: Frame/stickColor: GraySiding: Aluminum, BrickPorch: DeckRoof: Asph Shingle

Lot Features: Wooded Additional Exterior Features: Landscaped

Lot Dimensions: 4 Lot: 210

LOCATION DETAILS

Area/Town: Rochester School District: Rondout Valley Schools

Lot/Site: Rural County: Ulster County

Directions: From Kingston Take Rout 1 Lucas Turnpike South To Route 6/kyserike Rd. Left On Kyserike. Second Right Onto

Kirby Lane. Second House On The Road On Left.

LISTED BY

Office Name: Halter Associates Realty Agent First Name: Pamela

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Contact us

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