



**ROCHESTER**  
Rochester, NY

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**\$725,000**

<https://gristmillrealestate.com>

\*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 wood-burning 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 10 months ago

**Bedroom 1 Level:** 1  
**Bedroom 3 Level:** 1  
**Basement:** Full  
**Amenities:** Garden Area

## INTERIOR FEATURES

**Kitchen Description:** Country  
**Flooring:** Laminate  
**Fireplace Location:** Living Room  
**Cooling/Air Conditioning:** Window Unit  
**Additional Interior Features:** Skylights, Master Bath, French Doors

**Appliances:** Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer  
**Fireplace Description:** Wood  
**Wood Stove:** Freestanding  
**Miscellaneous Features:** Ceiling-vaulted, French Doors

## UTILITIES

**Heat Source:** Baseboard  
**Hot Water:** Electric  
**Plumbing:** Mixed  
**Sewer:** Septic-ingr.

**Heating Fuel:** Oil  
**Water:** Drilled Well  
**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage Type:** Garage Attached  
**Driveway:** Gravel  
**Style:** Ranch  
**Color:** Gray  
**Porch:** Deck  
**Lot Features:** Wooded  
**Lot Dimensions:** 4

**Garage/Parking Extras:** Off Street  
**Style:** Ranch  
**Construction:** Frame/stick  
**Siding:** Aluminum, Brick  
**Roof:** Asph Shingle  
**Additional Exterior Features:** Landscaped  
**Lot:** 210

## LOCATION DETAILS

**Area/Town:** Rochester  
**Lot/Site:** Rural  
**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.

**School District:** Rondout Valley Schools  
**County:** Ulster County

## LISTED BY

**Office Name:** Halter Associates Realty  
**Agent Last Name:** Hoveling

**Agent First Name:** Pamela



### Contact us

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