



SHANDAKEN

49 Highlands Rd, Pine Hill, NY 12465

\$675,000

<https://gristmillrealestate.com>

SPECTACULAR VIEWS of BELLEAYRE SKI SLOPES Enter this impressive property thru the stately tree-lined drive opening onto terraced levels revealing gorgeous views of Belleayre Ski Slopes. Live your dreams and make new memories in this privately nestled, unique 3500 sq. ft. 7-bedroom, 4 bath home with an expansive wrap-around veranda and captivating ski slope views all privately set on 2.65 acres of land. There are so many unique features to behold in this home it is like a walk back through time. Most exquisitely outstanding are the natural wood floors, walls, and ceilings in many rooms and the original curved staircase, classic newel post, and fluted woodwork with corner rosettes throughout. The living room features a full wall of tall bay windows overlooking the side veranda, a fireplace and front entrance onto the veranda. Another fireplace graces the huge master bedroom featuring a new ceramic tiled bathroom en-suite. Every room has many outstanding characteristics including original beaded board wood ceilings and walls, classic transom windows over the solid paneled wood doors, many closets, and more. In addition to all of this uniqueness, there is the special benefit of an accessory apartment with its own galley kitchen, full bath, bedroom and living room (or 2 bedrooms, your choice). Access to this apartment can be utilized either through its own private entrance or the main home. Besides the 5 bedrooms upstairs, there is a bonus room that is currently used as an office; add a closet and you could have another bedroom! There is a walk-up attic with flooring, perfect for additional storage. A large firewood shed/barn behind the house plus the 2-car carport and detached 1 car garage offer plenty of additional storage space. The primary heat source is oil-fired steam with auxiliary electric heat in select areas. This custom-built period home offers unlimited possibilities. It is ideal for large gatherings of family and friends, great for a family compound, ski house, retreat, or Air B&B. Centrally located; only 1 mile to many amenities such as Belleayre Beach Lake, Belleayre Mt. Ski Slopes, Hiking, Pine Hill Library and Museum, Town Park, Tennis Court, and Community Center. Just a short drive to nearby town of Margaretville for groceries, shopping, restaurants, bowling, and more. The park-like lawn setting is landscaped with terraces, fruit trees, and wildflowers galore. The lower flat terrace was used for a tennis court in days gone by. There is plenty of room for outdoor BBQ, patio, firepit, etc. The amazing views from the wrap-around veranda will surely have everyone gathering there to enjoy the peacefulness, views and stunning sunsets. ===== Some house info: The house has ALL new replacement thermal windows. DEP approved septic installed around 2002. Roof is about 12 years old. Deep well (360ft) installed by Titan. Upgraded stainless steel appliances and countertops in main kitchen. Working Scandia woodstove in Kitchen, Walk-in pantry, Pine Cabinets, Large 4'x6' thermal window in Kitchen/DR area looks out onto the large sunroom.

Addendum: Some house info: The house has ALL new replacement thermal windows. DEP approved septic installed around 2002. Roof is about 12 years old. Deep well (360ft) installed by Titan. Upgraded stainless steel appliances and countertops in main kitchen. Working Scandia woodstove in Kitchen, Walk-in pantry, Pine Cabinets, Large 4'x6' thermal window in Kitchen/DR area looks out onto the large sunroom.

MLS ID: 20233400

Status Category: Active

Listing Category: Residential

Area, sq ft: 3500 sq ft

Zone: R1.5

Survey: Y

Age: 100-200

Full Baths: Four

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Den Level: -

Other 1 Level: 1

SqFt 1st: 1800

Basement: Crawl, Partial

Other Rooms: Florida Sun Room, Office, In-law, First Floor Bedroom

Date added: Added 10 months ago

Acreage: 2.65

Year built: 1900

Bedrooms: Seven

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: 2

Attic Level: 3

Other 2 Level: 2

SqFt 2nd: 1700

Attic: Stand Up, Storage, Walk Up

Amenities: Garden Area

INTERIOR FEATURES

Kitchen Description: Cabinets Wood

Flooring: Carpet, Ceramic, Vinyl, Wood

Fireplace Location: Bedroom, Living Room

Additional Interior Features: Insulated Windows, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

Appliances: Dishwasher, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer, Other/see Remarks

Fireplace Description: Brick, Other/see Remarks, Wood

Wood Stove: Freestanding, Wood

UTILITIES

Heat Source: Baseboard, Steam, Radiators, Abv Ground Fuel Tank

Hot Water: Electric

Plumbing: Copper, Mixed

Sewer: Septic-ingr.

Heating Fuel: Electric, Oil

Water: Drilled Well

Electricity: 200 Amps

Utility Level: B

EXTERIOR FEATURES

Garage Type: Other-see Remarks

Driveway: Gravel

Style: Two Story, Victorian

Color: White W/blue Trim

Porch: Glass Enclosed, Open

Lot Features: Landscaped, Level, Private, No Outlet Street

Additional Exterior Features: Landscaped

Lot: 6

Garage/Parking Extras: Driveway, 1-car, 2-car, Carport

Style: Victorian

Construction: Frame/stick

Siding: Asbestos, Shakes

Roof: Asph Shingle

Views: Mountain

Lot Dimensions: 2.65 Acres

LOCATION DETAILS

Area/Town: Shandaken

Lot/Site: Rural

Directions: From Exit 19 At The Traffic Circle In Kingston, Take Route 28west Approx. 33 Miles. Go Up The Pine Hill Hill And Turn Right Near The Top Onto Highlands Rd. Go Nearly To The End (dead End) Of Highlands Rd, Driveway #49 Is On The Left.

School District: Oteora Central

County: Ulster County

LISTED BY

Office Name: Gutmann, Nola Realty

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