



\$1,495,000

<https://gristmillrealestate.com>

Meticulously and stylishly renovated by the current owners, this is the all-too-rare nearly-new build that's ready for you to enjoy the ski season in. The boundaries between indoors and outdoors seamlessly blur, inviting the warmth of natural light to illuminate every corner in this special home, which can easily sleep 10+ people. The main floor is a true sanctuary of light, with floor-to-ceiling windows that bathe the space in a soft glow. Wood-beamed high ceilings add both warmth and drama, creating an open and airy ambiance. The heart of the home has been thoughtfully designed as an open-concept space, bringing together the kitchen, dining, and living areas into a harmonious whole. The Danish Rais wood-burning stove stands as a centerpiece, offering both style and comfort. Additionally on the main floor, you'll discover one of two primary suites, each with their own outdoor access, perfect for guests! With five bedrooms and five bathrooms spread over 3,600 square feet and four stories, this home offers ample space to roam (or even work from home if you have to!). High-quality materials plus designer lighting and fixtures grace both the interior and exterior, enhancing the overall aesthetic of this unique dwelling. The exterior showcases Atlantic white cedar siding, Pella windows, Corten steel, and reclaimed wood detailing, creating a harmonious fusion of history and contemporary design. Venture outside to the spacious patio and enjoy the mountain views from the contemporary pergola with a gas fireplace - or spend time around the generous wood firepit. There are water hook ups and electricity already in place in the pergola area for a hot tub and sauna! Natural bluestone walls wind throughout the property, reminding you of the home's original build in the 19th century. Privacy is paramount, with 70 new evergreen trees planted to ensure an intimate and serene atmosphere. While you should always check with the town directly, short-term rentals should be allowed here - and it's hard to imagine a better luxury rental for all seasons in this area, particularly with the low taxes resulting from the fact that this was a renovation and not a true new build (again, to be confirmed directly with the town!) History buffs should note that this home was originally Casa Susanna, the focus of a Tony-nominated play and PBS documentary, a resort and haven for members of the LGBTQ+ community in the 1960s. Situated on a 4.7-acre parcel, the home provides a tranquil retreat in the heart of the picturesque Catskill Mountains. This exceptional property is not only a quick 10-minute drive from the renowned Windham and Hunter Mountain Ski resorts, it's also a gateway to the vibrant communities of Hunter, Tannersville, and Windham, where you can explore amazing restaurants and shops such as Hotel Lillien, Nat's Mountain House, Fellow, Scribners, Day June, Paracasa, Gardenheir, and more. This beauty is just over 2 hours from the George Washington Bridge in NYC.

MLS ID: 20233478

Status Category: Pending

Zone: Rr

Year built: 1880

Bedrooms: Five

Living Room Level: 1

Kitchen Level: 1

Listing Category: Residential

Area, sq ft: 2824 sq ft

Acreage: 4.7

Age: 1-5

Full Baths: Five

Dining Room Level: 1

Family Room Level: B

Bedroom 1 Level: 1
Bedroom 3 Level: 2
Den Level: B
Other 2 Level: 3
Basement: Finished
Date added: Added 10 months ago

Bedroom 2 Level: 2
Bedroom 4 Level: 2
Other 1 Level: 3
SqFt 1st: 1178
Attic: Finished

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Refrigerator, Washer, Tankless Hot Water Heater
Cooling/Air Conditioning: Ductless Split Ac Units

Fireplace Description: Wood

UTILITIES

Heat Source: Baseboard, Heat Pump, Radiant
Hot Water: On Demand
Electricity: 200 Amps
Utility Level: B

Heating Fuel: Electric
Water: Drilled Well
Sewer: Septic-ingr.

EXTERIOR FEATURES

Style: Contempo
Roof: Asph Shingle
Lot: 7

Siding: Aluminum, Wood
Lot Dimensions: 204, 732

LOCATION DETAILS

Area/Town: Greene
County: Greene County

School District: Hunter Tannersville

Directions: From Ny-32a N Continue 1.9 Miles Until Ny-32a N Turns Slightly Left And Becomes Ny-23a W Continue 5.5 Miles Turn Right Onto Co Rd 25 Continue 2.8 Miles Co Rd 25 Turns Slightly Right And Becomes Co Rd 23c Destination

LISTED BY

Office Name: Compass Greater Ny, Llc
Agent First Name: Diana
Agent 2 First Name: Bree

Office 2 Name: Compass Greater Ny, Llc
Agent Last Name: Polack
Agent 2 Last Name: Chambers



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

