



**ROSENDALE**  
12 Bedford Ave, Tillson, NY 12486

<https://gristmillrealestate.com>

**\$549,000**

Welcome home to this stylish 3-bedroom, 2-bathroom contemporary that captures the essence of comfortable living. Experience a sense of warmth and privacy, with features that make it a true haven. The bluestone pathway will lead you into the spacious entryway/mudroom. The cozy living room has an abundance of natural light from the large windows with skylights above and vaulted beamed ceilings. The kitchen features wood cabinetry with Corian counter tops, stainless steel appliances, large pantry, and an Encore woodburning stove. The adjoining dining room is spacious enough to seat a large gathering. The full bathroom with laundry area completes the main floor. The second floor offers a spacious primary bedroom with a private balcony and custom-made built-in dresser drawers allowing plenty of room for storage. Two additional bedrooms and a full bathroom complete the second floor. Beautiful hardwood floors throughout and central air conditioning. Interior access to the finished basement allowing plenty of opportunity for a home office, media room or additional living space. Step outside to discover the enchanting, screened porch seamlessly merging indoor and outdoor living. The fenced in yard offers a secure and private oasis, perfect for entertaining or just relaxing in the hot tub. This property has many bonuses outside as well. Detached two car garage/barn currently set up as a woodshop with a three-phase electricity supply, outdoor shower area, open woodshed, gardeners shed, chicken coop and a separately fenced garden area with organically cultivated beds and irrigation system. This small hamlet is situated in the beautiful Hudson Valley and offers a unique blend of small-town charm and convenience with easy access to unique shops, great restaurants, Rosendale theatre, and Trailways bus station. Minutes from High Falls, Stone Ridge, orchards, microbreweries, Hudson Valley's iconic resort the Mohonk Mountain House, Inness golf course, and easy access to the ever-expanding rail trail for hiking and biking. Centrally located between the Village of New Paltz, Kingston's Uptown Stockade District and the historic Rondout Waterfront. Only 15 minutes to the NYS Thruway and 90 minutes from Metro, NY. This home could be your idyllic weekend getaway or full-time residence.

**MLS ID:** 20233488

**Status Category:** Active

**Zone:** R2

**Year built:** 1895

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Den Level:** 1

**Other 1 Level:** B

**SqFt 2nd:** 760

**Listing Category:** Residential

**Area, sq ft:** 2020 sq ft

**Acreage:** 1.2

**Age:** 100-200

**Full Baths:** Two

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Basement Level:** B

**SqFt 1st:** 1260

**Living Room Room Size:** 20 X 11

**Kitchen Room Size:** 19.5 X 9

**Den Room Size:** 8.5 X 8

**Bedroom 2 Room Size:** 11.5 X 9

**Other Room 1 Size:** 8 X 10.5

**Attic:** Stair/crawl

**Basement Room Size:** 18.5 X 13.5

**Dining Room Room Size:** 14 X12.5

**Bedroom 1 Room Size:** 19.5 X 14.5

**Bedroom 3 Room Size:** 11.5 X 11.5

**Basement:** Finished, Full, Interior Access, Concrete Floor

**Status:** [2](#)

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Galley

**Flooring:** Ceramic, Hardwood

**Wood Stove:** Freestanding, Wood

**Miscellaneous Features:** Ceiling-beamed, Ceiling-vaulted

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

**Fireplace Location:** Kitchen

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Skylights, French Doors, Gas Stove Connection, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Forced Air, Abv Ground Fuel Tank

**Hot Water:** Coil

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Contempo

**Construction:** Frame/stick

**Porch:** Deck, Enclosed Porch, Screened Porch

**Other Buildings:** Barn, Chicken Coop, Shed, Workshop

**Additional Exterior Features:** Balcony, Hot Tub, Landscaped, Fully Fenced, Paved Walkway, Screened Porch

**Lot:** 25

**Driveway:** Gravel

**Style:** Two Story

**Siding:** Cedar

**Roof:** Asph Shingle

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

**Lot Dimensions:** 1.20 Acres

## LOCATION DETAILS

**Area/Town:** Rosendale

**Lot/Site:** Rural

**Directions:** From Stone Ridge Take Rt. 213 To Rosendale. Right Onto Keator Ave. Left Onto Elting Rd. Left Onto Bedford Ave. House On Right.

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

**Office Name:** Berkshire Hathaway Homeservices Nutshell Realty

**Agent Last Name:** Kulp

**Agent First Name:** Kimberly



### Contact us

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