



**GREENE**  
21 Long Rd, West Kill, NY 12492

<https://gristmillrealestate.com>

**\$1,650,000**

Tired of the daily grind? Make your escape to Spruceton Valley in Greene County—a sanctuary nestled alongside the banks of West Kill Creek, this 6-bedroom, 2-bathroom house sits on 20 acres of enchanting countryside. With thousands of acres of New York State land as your neighbor, low taxes and endless possibilities await! Imagine embracing the full spectrum of Catskills living snowmobiling, four-wheeling, cross-country skiing, fishing by the creek, camping under starlit skies, and a sledding hill that sparks the inner child in us all. This is your country home, inviting you to indulge in the joys of nature's playground. A spacious living room with a wood-burning fireplace frames the Catskills through a picturesque window, an ever-changing canvas with each passing season. Start your day with coffee on the front porch, soaking in panoramic views of majestic mountains across the creek. A country-style eat-in kitchen and expansive dining room cater to cooks and guests alike. The first floor graciously hosts two bedrooms and a full bath, while the second floor offers privacy with an additional four bedrooms and a full bath, ensuring ample space for everyone. The walk-out basement serves as a mudroom and game room, adding versatility to your space. Step outside to discover a barn, a separate heated 4-car garage, a peaceful pond, and a rustic cabin—a haven for your creative pursuits, whether it's writing, meditation, or unplugged inspiration sessions. A guest house nestled on one side of the property brings in \$1400/month—earning passive income while you revel in the Hudson Valley's charms. Minutes away from Hunter, Belleayre, Windham and the West Kill Brewery, revel in easy access to adventure and local delights without compromising the serenity of country living. Don't let this opportunity slip by! Embrace passive income, countryside serenity, and a plethora of outdoor adventures in the heart of the Catskills. Make Spruceton Valley your haven and start living the tranquility you've been yearning for!

**MLS ID:** 20233552

**Status Category:** Active

**Zone:** Rr

**Year built:** 1950

**Bedrooms:** Six

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** -

**Other 2 Level:** -

**Basement:** Full, Walk Out, Concrete Floor, Unfinished

**Date added:** Added 9 months ago

**Listing Category:** Residential

**Area, sq ft:** 2621 sq ft

**Acreage:** 20

**Age:** 61-100

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** -

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**Other 1 Level:** -

**SqFt 1st:** 1574

**Virtual Tour:** <https://youtu.be/psmpVkykonI?feature=shared>

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Carpet, Hardwood, Linoleum

**Fireplace Location:** Living Room

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

**Fireplace Description:** Wood

## UTILITIES

**Heat Source:** Baseboard, Radiators

**Hot Water:** Propane

**Electricity:** 200 Amps

**Utility Level:** B

**Heating Fuel:** Oil

**Water:** Drilled Well, Spring

**Sewer:** Cesspool, Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Cape

**Porch:** Deck

**Other Buildings:** Additional Garage, Additional Living Unit, Guest House, Shed

**Views:** Mountain, Valley, Creek

**Lot Dimensions:** 20 Acres

**Garage/Parking Extras:** Barn

**Siding:** Vinyl

**Roof:** Metal

**Lot Features:** Adjacent To State Land, Meadow, Pond, Slope-gently, Wooded, Water Frontage

**Water Features:** Creek, Pond

**Lot:** 36

## LOCATION DETAILS

**Area/Town:** Greene

**County:** Greene County

**School District:** Hunter Tannersville

**Directions:** From Route 28 Turn North On 42. Right On Spruceton Rd, Driveway On The Right.

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-king

**Agent Last Name:** Airhart

**Agent First Name:** Robert



### 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

