



**\$839,000**

<https://gristmillrealestate.com>

Turnkey Cape with accessory apartment and inground saline pool on 3.64 acres can be yours to enjoy this summer and beyond. Located between Kingston and Woodstock, this delightful Cape built in 2008 was expanded in 2020 to include a 1-bedroom, 1.5-bath apartment with separate entrance. The main home features comfortable single-level living with an open-plan kitchen, dining area, and living room along with three bedrooms, a full guest bath, and an ensuite bath in the primary bedroom. The layout is great for both relaxing and entertaining. Upstairs, there's an office/exercise room and a roughed-in full bathroom ready to be finished. There is also plenty of space that could be converted into additional bedrooms or a large studio or entertainment room. A huge basement with high ceilings, radiant heat, and polished concrete floor offers additional opportunities for expansion. On the main level, French doors lead from the dining area to a large deck overlooking a pool, play area, meadow, shed, and woods. The same beautiful view can be seen from the kitchen window of the light-filled accessory apartment. The apartment features engineered wood floors, a half bath, and an open kitchen/living area. The bedroom upstairs includes a full bath. An interior, lockable door connects the two residences via a utility room with washer, dryer, and pantry. Energy savings are provided by an on-demand hybrid furnace and hot-water heater. The spectacular Ashokan Reservoir is nearby for walking, bike riding, rollerblading, fishing, and cross-country skiing. This contemporary Cape with many amenities and possibilities is about 4 miles to Woodstock, 6.5 miles to NYS Thruway Exit 19 in Kingston, and less than 100 miles to the George Washington Bridge and NYC.

**Addendum:** Attic and apartment insulated with high-density foam. All plumbing and electric recently updated. New pump and salt-water system in pool. New Gemtech generator switch for generator hookup. New washer. 2 acres of property wired with electric dog fence. New shed. Radon mitigation system. \*Taxes are going down. New assessment \$295,000. New taxes for 2024 school year \$8,841.15, general \$3,429.12. Total new Taxes \$12,270 starting Sept. 2024.

**MLS ID:** 20233585

**Status Category:** Active

**Zone:** R3

**Survey:** Y

**Age:** 11-20

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**Other 1 Level:** 1

**Listing Category:** Residential

**Area, sq ft:** 2545 sq ft

**Acreage:** 3.64

**Year built:** 2008

**Bedrooms:** Four

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Attic Level:** 2

**Other 2 Level:** 2

**SqFt 1st:** 2152

**Living Room Room Size:** 18x15

**Dining Room Room Size:** 10x15

**Bedroom 1 Room Size:** 11.5x15

**Bedroom 3 Room Size:** 10x14.6

**Other Room 1 Size:** 20.4x22.9

**Basement:** Full, Bilco Door Access, Interior Access, Concrete Floor, Unfinished

**Other Rooms:** Office, Utility Room, In-law, Main Bedroom, First Floor Bedroom

**Basement Room Size:** 32x30

**SqFt 2nd:** 393

**Kitchen Room Size:** 9x15

**Attic Room Size:** 16.8x32

**Bedroom 2 Room Size:** 11.8x10

**Bedroom 4 Room Size:** 15.6x17

**Other Room 2 Size:** 14.8x9

**Attic:** Stand Up, Walk Up

**Amenities:** Play Area, Pool-in Ground

**Date added:** Added 9 months ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Concrete, Hardwood, Linoleum

**Fireplace Location:** Living Room

**Miscellaneous Features:** French Doors

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Oven-double, Range Hood, Refrigerator, Washer, Whole House Filter System

**Fireplace Description:** Gas, Stone

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Doors, Insulated Windows, Walk In Closets, Master Bath, French Doors, Water Filter, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Hot Water, Radiant, Zoned

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** 1

**Heating Fuel:** Propane

**Plumbing:** Plastic

**Sewer:** Septic-ingr.

**Utility Room Size:** 10x6

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Cape

**Construction:** Frame/mod

**Porch:** Deck, Patio

**Other Buildings:** Shed

**Views:** Meadow, Mountain, Seasonal

**Additional Exterior Features:** Inground Pool, Landscaped, Outside Lighting, Fence

**Lot:** 6.200

**Driveway:** Blacktop

**Style:** Cape

**Siding:** Vinyl

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Meadow

**Water Features:** Stream

**Lot Dimensions:** 158, 588 Sq Ft

## LOCATION DETAILS

**Area/Town:** Woodstock

**Lot/Site:** Rural

**Directions:** From Kingston, Take Rt 28 To Zena Rd. (look For Stewart's Shop And Gas Station.) Right On Zena Rd. To #291 On The Left.

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

**Office Name:** Halter Associates Realty

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