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\$1,590,000

Welcome to Ango (to be built), the latest addition to Hudson River Homes' prestigious portfolio. Translating to "Dwelling in Peace," this residence is a harmonious blend of open space and contemporary minimalism, complemented by a roof line that pays homage to the ode of flight. Set on 4.1 acres, you'll find a stunning wooded retreat with bluestone features and southern exposure, just minutes from the Esopus Creek and Ashokan Reservoir. Equidistant between Woodstock and Kingston, this outstanding property offers privacy yet proximity to many offerings in the highly coveted Catskills including dining, hiking, skiing, farmer's markets. Encompassing 2,640 square feet, this thoughtfully designed ranch layout seamlessly integrates a spacious open kitchen that flows into the living and dining area spanning over 1,000 square feet. The centerpiece of this space is a double-sided wood-burning fireplace, creating a warm and inviting atmosphere. Large bays and four 10-foot high sliding doors, equipped with four fixed frame windows by Pella, provide a constant connection with the surrounding natural beauty. Boasting three bedrooms and two full baths, with the option of an additional powder room off the foyer; this home offers a tranquil retreat. The primary bedroom is a sanctuary featuring a walk-in closet, en suite bath with an enclosed restroom, generously proportioned curbless shower, and a soaking tub set beside a wall of glass. With ceilings reaching over 18 feet and starting at 12 feet upon entry through the 10-foot glass door, the foyer introduces a well-appointed laundry room and coat closet. The kitchen is a culinary haven designed for both entertaining and practicality; equipped with a sizable pantry, ample countertop space, and abundant cabinet storage. Windows surround the space providing an abundance of natural light. Constructed as a slab-on-grade home with finished concrete floors featuring zoned radiant heating, Ango ensures comfort and efficiency. The climate control is further enhanced with a zoned cooling system, Energy Recovery Ventilation (ERV) system, whole-house dehumidifier, and whole-house water filter. Crafted from standing seam galvalume, the roof adds both durability and a modern aesthetic. This exceptional property comes with a host of additional features; see associated docs or inquire for more information. The property is conveniently located close to popular hotspots--Saugerties and Woodstock, making it the perfect launchpad for outdoor adventures such as hiking, skiing, and exploring the far-reaching Catskill Mountains. Welcome home to Ango (to be built), where tranquility meets contemporary elegance.

Addendum: No landscaping is included. Landscaping packages offered at additional cost. Home is delivered with gravel driveway and gravel surrounding the home, 5 feet in every direction. Taxes are TBD. Home is to-be-built. Two-car garage as an optional upgrade: \$110,000.00 (glass door optional). Please contact tax professional or visit the county website for an estimate of property taxes. This is a VIRTUAL RENDERING of the home that is to be built. Visit HRH Development website at www.hrhdevelopment.com

MLS ID: 20233586 Status Category: Active Zone: Res 1 Survey: Y Listing Category: Residential Area, sq ft: 2640 sq ft Acreage: 4.1 Year built: 2024 Age: New Construction Full Baths: Two Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 1 Bedroom 4 Level: 1 Date added: Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Gourmet

Flooring: Concrete, Radiant Fireplace Location: Dining Room, Living Room Cooling/Air Conditioning: Central, Heat Pump, Zoned

UTILITIES

Heat Source: Central, Radiant, Zoned Hot Water: On Demand, Tankless Plumbing: Copper, Plastic Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway Style: Contempo Construction: Frame/stick Siding: Cement/hardiboard Roof: Metal

Views: Mountain, Valley, Panoramic Lot: 4.1

LOCATION DETAILS

Area/Town: Marbletown

Lot/Site: Rural

Directions: From The Southwestern Ashokan Reservoir Spillway, Head Southwest On Stone Church Rd. Cross The Bridge Over The Esopus And Bare Right Onto Ashokan Rd. New Driveway Is A Few Hundred Yards On Left.

LISTED BY

Office Name: Corcoran Country Living Agent First Name: Richard

Agent 2 First Name: Michelle



Contact us Phone:

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gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477 Bedrooms: Three Half Baths: One Dining Room Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 SgFt 1st: 2640

Appliances: Dishwasher, Exhaust Fan, Range, Range Hood, Refrigerator, Other/see Remarks, Tankless Hot Water Heater, Whole House Filter System

Fireplace Description: Free Standing, Wood

Wood Stove: Freestanding

Additional Interior Features: Low E Windows, Dig.I Program Thermostat, Walk In Closets, Master Bath, French Doors, Sliding Glass Doors, Washer Connection, Gas Dryer Connection, Water Filter, Smoke Detector, Carbon Monoxide Detector

Heating Fuel: Propane Water: Drilled Well Electricity: 200 Amps, Stand By Generator Utility Level: 1

Driveway: Gravel Style: Contempo, Ranch, Mid Century Modern Color: Buyer's Choice Porch: Deck Lot Features: Cliffs, Level, Private, Rock Outcrop, Secluded, Slope-moderate Lot Dimensions: 4.10

School District: Rondout Valley Schools County: Ulster County



Office 2 Name: Corcoran Country Living Agent Last Name: Vizzini Agent 2 Last Name: Bergkamp