



MARBLETOWN
1078 Ashokan Rd, Kingston, NY 12401

\$1,590,000

<https://gristmillrealestate.com>

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 12 months ago

Bedrooms: Three
Half Baths: One
Dining Room Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: 1
SqFt 1st: 2640

INTERIOR FEATURES

Kitchen Description: Gourmet

Flooring: Concrete, Radiant

Fireplace Location: Dining Room, Living Room

Cooling/Air Conditioning: Central, Heat Pump, Zoned

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

UTILITIES

Heat Source: Central, Radiant, Zoned

Hot Water: On Demand, Tankless

Plumbing: Copper, Plastic

Sewer: Septic-ingr.

Heating Fuel: Propane

Water: Drilled Well

Electricity: 200 Amps, Stand By Generator

Utility Level: 1

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Contempo

Construction: Frame/stick

Siding: Cement/hardiboard

Roof: Metal

Views: Mountain, Valley, Panoramic

Lot: 4.1

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

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.

School District: Rondout Valley Schools

County: Ulster County

LISTED BY

Office Name: Corcoran Country Living

Agent First Name: Richard

Agent 2 First Name: Michelle

Office 2 Name: Corcoran Country Living

Agent Last Name: Vizzini

Agent 2 Last Name: Bergkamp



Contact us

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