

https://gristmillrealestate.com

# \$1,199,000

New Construction! Prime Location! This exceptional Catskills chalet features 3 bedrooms, 3 bathrooms and spans an impressive 3000+ square feet (including basement) with unique custom craftsmanship throughout. Artfully designed, this chalet boasts a 2-car garage, panoramic mountain views, vaulted ceilings, bonus rooms and a full walk-out lower level. Perched on a secluded 3.5-acre mountainside retreat, you'll have privacy along with easy access to a multitude of amenities in the area. Indulge in modern living with brand-new Andersen windows, inviting French doors, an extensive deck offering unparalleled views and a captivating fireplace. The kitchen is a culinary haven with a thoughtfully designed layout, chic gray shaker cabinetry, granite countertops and modern stainless-steel appliances. The main level features an open-concept formal dining area and a welcoming living room, perfect for entertaining and relaxation. The main level is dedicated to opulent living, featuring a primary suite with a spa-like bathroom, complemented by two additional bedrooms and a full bathroom. Ascend to the second level for abundant bonus space, including a spacious loft and a study with vaulted ceilings and breathtaking views. The walk-out lower level is ready to be transformed into a studio space for your creative pursuits, yoga studio, game/media room, additional storage or guest accommodations. Prime location and just minutes from both Hunter Mountain and Windham Mountain Club for skiing and all of your winter activities. Whether you seek a year-round residence or a serene getaway, this property with its breathtaking mountain views promises an unparalleled Catskills retreat.

**Addendum:** Basement: 1700 sq ft. 2-car garage: 525 sq ft. Please contact tax professional or visit the county website for an estimate of property taxes. County and school taxes based on vacant land assessment and have not yet been updated. Buyer's agent to confirm all pertinent information including square footage, property taxes, short term rental restrictions, etc.

MLS ID: 20240008 Status Category: Active Zone: 01 Year built: 2023 Bedrooms: Three Full Baths: Three Dining Room Level: 1 Family Room Level: 2 Bedroom 2 Level: 1 Den Level: 2 SqFt 2nd: 810 Listing Category: Residential Area, sq ft: 2510 sq ft Acreage: 3.5 Age: New Construction Bathrooms: 3 Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 SqFt 1st: 1700 Basement: Finished, Full, Other/see Remarks, Walk Out, Concrete Floor Virtual Tour: https://sundaespaces.aryeo.com/sites/drjkxbl/unbranded

Other Rooms: Study, First Floor Bedroom

Date added: Added 2 years ago

#### **INTERIOR FEATURES**

Kitchen Description: Eat In

Flooring: Ceramic, Hardwood Fireplace Location: Living Room

Miscellaneous Features: Ceiling-vaulted, French Doors, Other/see Remarks

**Appliances:** Dishwasher, Dryer, Range-built In, Refrigerator, Washer, Other/see Remarks

Fireplace Description: Stone, Wood

Cooling/Air Conditioning: Central

Additional Interior Features: Insulated Doors, Insulated Windows, Low E Windows, Dig.l Program Thermostat, Walk In Closets, Skylights, 9 Ft. Ceilings, Master Bath, French Doors, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

#### UTILITIES

Heat Source: Forced Air, Hydroair Hot Water: On Demand, Propane Plumbing: Mixed Sewer: Septic-ingr. Heating Fuel: Propane Water: Drilled Well Electricity: 200 Amps Utility Level: B

Style: Chalet

Porch: Deck

Garage/Parking Extras: 2-car

Construction: Frame/stick

Lot Dimensions: 3.50

### **EXTERIOR FEATURES**

Garage Type: Garage Attached Driveway: Gravel Style: Chalet Siding: Cement/hardiboard Roof: Asph Shingle Views: Mountain, Panoramic Lot: 63

## LOCATION DETAILS

Area/Town: Greene

Lot/Site: Rural

**Directions:** Via I-87n; Take Exit 20 For Ny-32 Toward Saugerties; Left Onto Ny-212 W/ny-32 N; Right Onto Ny-32 N; Continue Straight Onto Ny-32a N; Ny-32a N Turns Slightly Left And Becomes Ny-23a W; Left Onto Ny-214 S; Right Onto Ski Bowl Rd. House On Left.

#### LISTED BY

Office Name: Corcoran Country Living Agent First Name: Richard Agent 2 First Name: Michelle School District: Hunter Tannersville County: Greene County

Lot Features: Level, Private, Slope-gently, Wooded

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



Contact us Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901 gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

