



**GREENE**  
Fawn Hill Rd, Lexington, NY 12468

<https://gristmillrealestate.com>

**\$2,400,000**

Imagine the quintessential Catskill retreat, a charming, rustic mountain getaway offering peace, tranquility, and a connection with nature. It's a place where you can escape from the hustle and bustle of daily life & immerse yourself in the natural beauty of the region. Welcome to Fawn Hill, your very own 5 bedroom, 5.5 bath quintessential custom-built retreat nestled on 5 private acres in the Catskill Mountains. With a sprawling 5853sqft of living space & its custom timber frame construction, this home exudes a rustic charm that perfectly complements the natural beauty of the surrounding area. The open concept design & large windows allow for plenty of natural light and breathtaking views. The exposed timber beams & vaulted ceilings add to the overall charm & character of the home. Located between Windham & Hunter Mountain, this destination offers convenient access to a plethora of outdoor activities, whether it be hiking through the picturesque trails, indulging in fly fishing or perfecting your golf swing. And with its proximity to the resorts, this area becomes an ideal choice for skiers, snowboarders, and all those who have a deep love for the great outdoors. This stunning home offers standout features such as an outdoor kitchen and a 1600sqft deck for hosting gatherings and enjoying the seasons. It also includes a sauna and in-ground pool for ultimate relaxation, along with a theater for added entertainment for family & friends. Wine enthusiasts will appreciate the walk-in wine cellar, while car lovers will benefit from the three-car attached garage, which offers additional unfinished living space that looks over the pool area. This space would make for a separate in-law/guest suite or office (not included in the total sqft of the home). The gourmet kitchen is a chef's dream, equipped with high-end appliances & finishes. The focal point of the living area is a magnificent 27ft stoned double-sided fireplace, creating a cozy ambiance to enjoy both in and outdoors. The primary bedroom in this luxurious home is designed for both comfort & convenience. Located conveniently on the main level, it features an ensuite bathroom for added privacy and comfort. French doors lead out to the back deck, providing a seamless connection between indoor and outdoor living spaces. Inside, you will find a spacious walk-in closet, providing ample storage for your belongings. A luxury high-end bathroom with vanity provides a comfortable & stylish haven for relaxation & rejuvenation. Three bedrooms on the second level each have their own private ensuite bathrooms, providing convenience and comfort. The finished basement features a high ceiling of 9.5 feet, creating a spacious, open atmosphere. In this area, there is a fifth bedroom, perfect for accommodating guests. Furthermore, the basement has a walk-out access to the backyard, providing a convenient entrance and exit point for outdoor activities or gatherings. The use of structurally insulated panels ensures energy efficiency & durability, while the insulated concrete forms foundation block adds strength & stability to the home. Radiant heat floors offer a cozy and efficient heating solution, while the wide plank white oak, marble, and slate floors add a touch of elegance & durability to the interior. Triple glaze windows provide excellent insulation, reduces noise pollution and enhances energy efficiency. Additionally, the generator ensures uninterrupted power supply, giving homeowners peace of mind. Overall, this structurally sound home combines quality craftsmanship, energy efficiency, and elegant finishes to create a truly remarkable living space. It offers both comfort and peace of mind for its occupants for years to come. Fawn Hill will be completed by Summer 2024, allowing the buyer the ability to customize finishing touches.

**Addendum:** Buyer has the ability to customize finishing touches

**MLS ID:** 20240009

**Status Category:** Active

**Zone:** Res

**Survey:** Y

**Age:** New Construction

**Full Baths:** Five

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** L

**Other 2 Level:** 2

**SqFt 2nd:** 1623

**Basement:** Finished, Full, Walk Out, Interior Access

**Amenities:** Garden Area, Pool-in Ground, Sauna

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Gourmet

**Flooring:** Hardwood, Marble, Slate, Radiant

**Fireplace Location:** Family Room, Other/see Remarks

**Additional Interior Features:** Insulated Doors, Storm Windows, Insulated Windows, Dig.I Program Thermostat, Walk In Closets, 9 Ft. Ceilings, Master Bath, French Doors, Sliding Glass Doors, Sauna/steam Room, Garage Door Opener, Water Filter, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Radiant

**Hot Water:** Propane

**Plumbing:** Aqua-pex

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Gravel

**Construction:** Icf Wall System, Post And Beam

**Porch:** Deck, Open, Patio

**Lot Features:** Landscaped, Level, Private, Secluded, Wooded

**Additional Exterior Features:** Stand By Generator, Inground Pool, Hot Tub, Landscaped, Outside Lighting, Gas/propane Grill

**Lot:** 76

## LOCATION DETAILS

**Area/Town:** Greene

**County:** Greene County

**Listing Category:** Residential

**Area, sq ft:** 5853 sq ft

**Acreage:** 5

**Year built:** 2023

**Bedrooms:** Five

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** L

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 1 Level:** L

**SqFt 1st:** 2394

**SqFt 3rd:** 1836

**Other Rooms:** Manual Entry, Den, Great Room, Office, Utility Room, Media Room, Playroom, First Floor Bedroom

**Total Rooms:** 10

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Garbage Disposal, Microwave, Oven-built In, Range, Range Hood, Refrigerator, Washer, Whole House Filter System

**Fireplace Description:** Stone

**Miscellaneous Features:** Ceiling-beamed, Ceiling-vaulted, French Doors, Security System, Other/see Remarks

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** Underground, 200 Amps, Generator Hook Up

**Utility Level:** 1

**Garage/Parking Extras:** Driveway, 3-car

**Style:** Chalet, Two Story

**Color:** Drk Blue

**Roof:** Asph Shingle

**Views:** Seasonal

**Lot Dimensions:** Irregular

**School District:** Wind-ash-jewett

**Directions:** From Exit 20 - Saugerties, Ny Follow Ny 32 To 23a; Continue For Approx 21 Miles. Right Onto New Rd Left Onto Fawn Hill Rd Home Is Last On Left

**LISTED BY**

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