



**MARBLETOWN**  
506 N Marbletown Rd, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$2,895,000**

We invite you to experience one of the oldest and grandest stone houses in the Hudson Valley. This 1787 Colonial Stone House is your perfect waterfront get-away to Ulster County's history and natural beauty. Perfect for families, investors, and entrepreneurs alike, this property offers an unparalleled opportunity to own a piece of Hudson Valley history with ample space for a restaurant, event or wedding venue, or even a unique lodging experience. Endless possibilities await your 1,200-square-foot event space/barn with concrete floor, indoor and outdoor lighting, and surrounding outdoor space, including the waterfront of the Esopus Creek. With parking for 20+ vehicles and a prime location just 7 miles from downtown Kingston, this property is poised for success in whatever venture you choose. Also known as '7MilesToKingston', this stone house, guest-house and property have been meticulously restored with lots of love and attention to details to preserve its historic charm while incorporating modern amenities for today's discerning buyers. Inside the stone house, the spacious kitchen is a perfect blend of modern conveniences, such as a 6-burner Viking gas range, Faber exhaust hood, large concrete island and all high-end appliances. Enjoy the historic feeling espoused by the wood beams, a vintage farmhouse sink, and restored breathtaking walk-in fireplace. Entertain guests in the elegant dining room, complete with a decorative fireplace and Jonathan Adler Caracas Brass Chandelier; or enjoy a leisurely lunch in the sunroom with seating for 12 at the vintage wood table. It is finished with ceiling fans, which provide a nice breeze during the summer months. Retreat to the master bedroom to find not just privacy but a tremendous panoramic mountain view from the custom built 2 triangle windows. The unique open-floor plan sports an open concrete shower, a rare vintage clawfoot tub and a farm-house sink. The guest wing features three bedrooms, a sitting area and a full bath with a soaking tub, wellness rain shower, and heating towel rack. The largest bedroom in the guest wing features exposed stone walls, a décor fireplace, and lots of closet space. And check out the summer kitchen / wine cellar on the lower level, ideal for food prep or storage with the perfect temperature. Walk over to the brand-new stylish energy efficient modern guest house with glass front and wooden deck, overlooking lush yard and creek. This tiny house is a successful AirBnB favorite! Outdoor enthusiasts will delight in the picturesque 20 x 40 saltwater swimming pool, inviting patio with sun chairs, and wood-fired BBQ caldron, all set against a breathtaking backdrop of the Catskill Mountains. Rejuvenate your senses in the outdoor Barrel Sauna, a one-of-a-kind wood-burning retreat surrounded by lush apple trees. Explore the expansive six-acre property, which includes direct access to Esopus Creek and the adjacent nature preserve, perfect for fishing, kayaking, or simply finding peace among the tranquil surroundings.

**MLS ID:** 20240016

**Status Category:** Pending

**Zone:** B-2

**Year built:** 1787

**Basement:** Finished, Full, Mixed, Partial

**Listing Category:** Commercial/industrial

**Area, sq ft:** 3504 sq ft

**Acreage:** 6

**Age:** 200+

**Other Rooms:** Bedroom, Den, Florida Sun Room, Loft, Office, Studio, Utility Room, Workshop

**Supplies:** -

**Commercial Features:** Fireplace(s), Humidifier, Kitchen Facilites, Laundry Room, Patio/decks, Private Restrooms, Security Light(s), Smoke Detectors, Storage Area, U/g Fuel Tanks, Other

## INTERIOR FEATURES

**Flooring:** Hardwood, Marble, Wide Board

## UTILITIES

**Heat Source:** Other/see Remarks, Ductless Mini Split Sys

**Water:** -, Drilled Well

**Sewer:** Septic In-ground

## EXTERIOR FEATURES

**Garage/Parking Extras:** Barn, Off Street, Parking Spaces 20+ **Construction:** Stone

**Other Buildings:** Additional Garage, Additional Living Unit, Barn, Guest House, Shed, Studio, Workshop

**Additional Exterior Features:** Partially Fenced

**Lot/Site:** Rural

## LOCATION DETAILS

**Area/Town:** Marbletown

**County:** Ulster County

## LISTED BY

**Office Name:** Corcoran Country Living

**Agent First Name:** Mario

**Agent 2 First Name:** Heidi

**Business Name:** 7miles2kingston

**Date added:** Added 1 year ago

**Cooling/Air Conditioning:** Ceiling Fan, Ductless Split Ac Units

**Heating Fuel:** Electric

**Electricity:** -, 400 Amps, Generator Hookup

**Lot Features:** Landscaped, Slope-gently, Sub Dividable

**Lot Dimensions:** 6 Acres

**School District:** Rondout Valley Schools

**Directions:** Route 209 Towards Marbletown To Right Onto N. Marbletown Road. Private Drive #506 On Right.

**Office 2 Name:** Corcoran Country Living

**Agent Last Name:** Geissler

**Agent 2 Last Name:** Maloney



### Contact us

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