



## ROCHESTER

81 Van Tine Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$359,000**

Welcome home to 81 Van Tine Road in highly sought after Kerhonkson. Located at the end of a town-maintained, dead-end road, this colonial home is placed on 3 secluded acres. Open-concept living on the first floor with original hardwood floors, nicely sized eat-in kitchen and plenty of counter space and cabinets. New windows throughout the home bring in natural light and the picturesque woodsy setting. Cozy up during these cold winter months by the pellet stove, and spend the summers hosting a BBQ in the yard that holds plenty of room for a patio, or a pool (with proper permitting). Upstairs features 4 bedrooms and 1 full bathroom that was recently updated. Access to the fourth bedroom from the primary makes a great space for a walk-in closet or home office, which it was previously used for. Located close to local attractions such as Inness, Arrowwood Brewery and Westwind Orchard. A short drive to hiking hot spots such as Minnewaska State Park, Mohonk Preserve and Vernooy Kill Falls.

**MLS ID:** 20240037

**Status Category:** Pending

**Zone:** R2

**Year built:** 1975

**Bedrooms:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**SqFt 2nd:** 616

**Kitchen Room Size:** 11.5x11.7

**Bedroom 1 Room Size:** 9.10x5.3

**Bedroom 3 Room Size:** 13.5x12.3

**Basement:** Full

**Date added:** Added 2 years ago

**Listing Category:** Residential

**Area, sq ft:** 1232 sq ft

**Acreage:** 3

**Age:** 41-60

**Full Baths:** Two

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 1st:** 616

**Living Room Room Size:** 20.1x11.1

**Dining Room Room Size:** 10.4x11.5

**Bedroom 2 Room Size:** 9.11x8.9

**Bedroom 4 Room Size:** 8.10x11.1

**Attic:** Scuttle

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Wood Stove:** Pellet

**Flooring:** Ceramic, Wood

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Oil

**Electricity:** 200 Amps

**Utility Level:** B

**Heating Fuel:** Oil

**Water:** Drilled Well

**Sewer:** Septic-ingr.

**Utility Room Size:** 19.3x22.4

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Gravel

**Style:** Colonial

**Color:** Red

**Porch:** Deck

**Lot Features:** Level

**Lot:** 13

**Garage/Parking Extras:** Driveway

**Style:** Colonial

**Construction:** Frame/stick

**Siding:** Vinyl

**Roof:** Asph Shingle

**Lot Dimensions:** 3 Acres

## LOCATION DETAILS

**Area/Town:** Rochester

**County:** Ulster County

**School District:** Rondout Valley Schools

**Directions:** Route 209 To Samsonville Road. Samsonville Road To Van Tine Rd. This Home Is Not Accessed From The Cedar Dr. Entrance Of Van Tine Rd.

## LISTED BY

**Office Name:** Berkshire Hathaway Homeservices Nutshell Realty

**Agent Last Name:** Jarvis

**Agent First Name:** Zachary



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

