



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 woody 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 Vernooij 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 1 year 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

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