



**DELAWARE**  
40594 NY-23, Grand Gorge, NY 12434

**\$550,000**

<https://gristmillrealestate.com>

Welcome to your dream house upstate - the Roxbury A-frame retreat nestled in the serene Catskill Mountains! Just a short 10-minute drive to Windham Mountain, 15 minutes to Hunter Mountain, and 30 minutes to Belleayre Mountain, this modern A-frame is the ideal ski chalet for winter enthusiasts. This newly built gem offers 3 bedrooms, 3 full baths and a finished basement, providing ample space for relaxation and entertaining. Entering the home you are immediately greeted by the high ceilings and massive windows framing mountain views. This open-concept living area is flooded with natural light, creating a warm and inviting atmosphere. The charming kitchen boasts forest green custom cabinets, quartz countertops and a gas range. Rounding out the main level are two bedrooms and two full baths that create abundant space for guests. The second level can be utilized as a massive primary suite complete with sleeping quarters, full bath, and a separate sitting room with incredible floor to ceiling windows. Hardwood floors run throughout and each bathroom is a striking design moment with bold tile and brass fixtures. A high-velocity electric HVAC system and European radiators create an ideal interior environment in any season and the integrated smart-home features make living here effortless and convenient. Picture yourself unwinding on the large deck, perfectly poised for a hot tub, where you can soak away the day's adventures while enjoying the crisp mountain air. With almost 2 acres of land surrounding the property, there is plenty of room to run while still offering low maintenance living. With its proximity to popular ski resorts and the charm of the Catskill Mountains, this A-frame offers an incredible opportunity to be used as a vacation rental, creating lasting memories for guests seeking the ultimate mountain retreat. Embrace all four seasons in upstate New York, as this property is not just a winter haven but a year-round escape. Imagine vibrant autumn foliage, refreshing spring hikes, and summer days at local swimming holes. The Roxbury A-frame extends an invitation to savor the very best of Upstate New York living!

**MLS ID:** 20240181

**Status Category:** Pending

**Acreage:** 1.8

**Age:** New Construction

**Full Baths:** Three

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**SqFt 1st:** 1100

**Date added:** Added 12 months ago

**Listing Category:** Residential

**Area, sq ft:** 1700 sq ft

**Year built:** 2023

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**Other 1 Level:** 2

**Basement:** Finished

## INTERIOR FEATURES

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

**Cooling/Air Conditioning:** Central, Heat Pump

## UTILITIES

**Heat Source:** Central, Heat Pump, Radiators, Zoned

**Hot Water:** Propane

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Siding:** Wood

**Lot Dimensions:** Irregular

## LOCATION DETAILS

**Area/Town:** Delaware

**County:** Delaware County

## LISTED BY

**Office Name:** Four Seasons Sotheby's Int.

**Agent Last Name:** Ferguson

**Flooring:** Hardwood

**Heating Fuel:** Electric, Propane

**Water:** Drilled Well

**Style:** A-frame

**Roof:** Metal

**Lot:** 32

**School District:** Gilboa

**Directions:** From Ny Thruway 87 N, Take Exit 21 Toward Ny-23/catskill/cairo, Turn Left Onto Main St., Turn Right Onto The Ramp To Cairo/greenville, Merge Onto Ny-23 W, Keep Left To Stay On Ny-23 W, Turn Right To Stay On Ny-23 W, Property Will Be On The Left

**Agent First Name:** Angelica



### 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

