



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 8 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

