



ROCHESTER
256 Lower Whitfield Rd, Accord, NY 12404

<https://gristmillrealestate.com>

\$530,000

Welcome home! Located on a bucolic country road, around the bend from Accord's much loved Westwind Orchard and Arrowood Brewery, this lovely farmhouse offers peace and quiet, as well as convenience. The main level features a light-filled spacious living room that opens to the kitchen/dining room, which has a vaulted ceiling, skylights, and radiant slate floors. A large island, two sinks, cherry custom cabinetry and direct access to an expansive deck make entertaining a breeze. A half bath, a washer/dryer, and a primary bedroom with French doors that also open to the deck complete the first floor. Upstairs are two bedrooms and a large bathroom with separate shower and freestanding tub. Mahogany floors and recessed lighting throughout. Set on 1.5 acres of open meadow with plenty of room for a garden, playset, and/or a pool. Recent improvements include a new roof, new boiler, and new septic system. 1 minute to Arrowood and Westwind. 6 minutes to Inness. 11 minutes to Stone Ridge. 23 minutes to New Paltz. 28 minutes to Kingston. 40 minutes to the Poughkeepsie Metro-North Train Station & Rhinecliff Amtrak Station.

MLS ID: 20240182

Status Category: Active

Zone: Res

Year built: 1926

Bedrooms: Three

Half Baths: One

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

SqFt 2nd: 600

Kitchen Room Size: 24 X 19

Bedroom 2 Room Size: 15 X 12

Basement: Full, Bilco Door Access, Interior Access, Concrete Floor, Unfinished

Status: [4](#)

Listing Category: Residential

Area, sq ft: 1680 sq ft

Acreage: 1.5

Age: 61-100

Full Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

SqFt 1st: 1080

Living Room Room Size: 19 X 14

Bedroom 1 Room Size: 19 X 11.5

Bedroom 3 Room Size: 11.5 X 10

Attic: Pu Dw, Storage

Date added: Added 11 months ago

INTERIOR FEATURES

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

Cooling/Air Conditioning: Heat Pump, Window Unit

Flooring: Ceramic, Wood, Slate

Miscellaneous Features: Ceiling-vaulted

Additional Interior Features: Dig.I Program Thermostat, Skylights, 9 Ft. Ceilings, Sliding Glass Doors

UTILITIES

Heat Source: Baseboard, Radiant

Hot Water: Oil

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Electric, Oil

Water: Drilled Well

Electricity: 200 Amps, Generator Hook Up

Utility Level: B

EXTERIOR FEATURES

Driveway: Gravel

Construction: Frame/stick

Porch: Deck, Open

Lot Features: Landscaped, Level, Meadow

Lot Dimensions: 1.53 Acres

Style: Farm House

Siding: Vinyl

Roof: Asph Shingle

Additional Exterior Features: Partial Fenced, Landscaped, Outside Lighting

Lot: 25.1

LOCATION DETAILS

Area/Town: Rochester

Lot/Site: Rural

Directions: From Accord, Take Route 209 S, Right On Mettakahonts, Right Onto Lowerwhitfield Road, #256 On Corner To Right.

School District: Rondout Valley Schools

County: Ulster County

LISTED BY

Office Name: Upstate Down

Agent Last Name: Anidjar

Agent First Name: Solomon



Contact us

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