



**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 10 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

Phone:

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

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

