

256 Lower Whitfield Rd, Accord, NY 12404

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# \$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 Listing Category: Residential Status Category: Active Area, sq ft: 1680 sq ft Zone: Res Acreage: 1.5 **Year built:** 1926 Age: 61-100 Bedrooms: Three Full Baths: One Half Baths: One Living Room Level: 1 **Dining Room Level:** 1 Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 2 Level: 2 Bedroom 3 Level: 2 SqFt 1st: 1080 SqFt 2nd: 600 Kitchen Room Size: 24 X 19 Bedroom 2 Room Size: 15 X 12 Basement: Full, Bilco Door Access, Interior Access, Concrete Attic: Pu Dw, Storage Floor, Unfinished Status: 4

### **INTERIOR FEATURES**

Appliances: Dishwasher, Dryer, Microwave, Range, Flooring: Ceramic, Wood, Slate Refrigerator, Washer Cooling/Air Conditioning: Heat Pump, Window Unit Miscellaneous Features: Ceiling-vaulted

Living Room Room Size: 19 X 14 Bedroom 1 Room Size: 19 X 11.5 Bedroom 3 Room Size: 11.5 X 10 Date added: Added 2 years ago

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

#### UTILITIES

Heat Source: Baseboard, Radiant Hot Water: Oil Plumbing: Mixed Sewer: Septic-ingr.

## **EXTERIOR FEATURES**

Driveway: Gravel Construction: Frame/stick Porch: Deck, Open Lot Features: Landscaped, Level, Meadow

Lot Dimensions: 1.53 Acres

## LOCATION DETAILS

Area/Town: Rochester

Lot/Site: Rural

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

#### LISTED BY

Office Name: Upstate Down

Agent Last Name: Anidjar

Heating Fuel: Electric, Oil Water: Drilled Well Electricity: 200 Amps, Generator Hook Up Utility Level: B

Style: Farm House Siding: Vinyl Roof: Asph Shingle Additional Exterior Features: Partial Fenced, Landscaped, Outside Lighting Lot: 25.1

School District: Rondout Valley Schools County: Ulster County

Agent First Name: Solomon



Contact us Phone:

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