



**GARDINER**  
82 Vista Dr, New Paltz, NY 12561

<https://gristmillrealestate.com>

**\$4,850,000**

"Rosebud" is a luxurious 4-bedroom, 4.5-bathroom home nestled on 24.72 private acres, offering breathtaking views of the Shawangunk Ridge. This 4187 sq ft retreat seamlessly blends the tranquility of the Japanese countryside ryokans with the modern minimalism of Scandinavia, creating a unique and contemporary living space. Every detail has been meticulously sourced from the seller's global experiences, resulting in a one-of-a-kind home. The heart of the home is its kitchen, featuring custom cabinets, Fisher & Paykel appliances, Perla Venata Quartzite custom counters and sinks, and throughout the home European plumbing fixtures by John Pawson for Cocoon and Graff. The kitchen offers unbeatable views and is complemented by a separate prep kitchen. The great room includes a dining area, sunken living room with upholstered seating, wood-burning fireplace, and a hidden projection screen for entertainment. The custom milled and hand-finished white oak ceilings extend to the covered outdoor areas, creating a seamless indoor-outdoor experience. An exceptional Onsen, complete with Tadelakt plaster finished walls, hand-finished white oak ceilings, and walls of windows and glass doors, offers a unique into-nature experience. The Onsen includes a custom 6-person cedar sauna, Japanese shower, custom in-ground 8-person Gunitite and cast stone finished spa, and soaking accessories from Japan via Jinen. Adjacent to the Onsen, the Oasis kitchen and bathroom with steam shower provide additional comfort and convenience. The bedrooms are designed for rest and relaxation, with the primary suite featuring a luxury bathroom with a custom-made Hinoki ofuro soaking tub, gas Jotul stove, walk-in shower, and double vanity with imported concrete sink basins. The three additional bedrooms evoke peacefulness and simplicity, with motorized shades, custom built-in wardrobes, and access to two full bathrooms. The office/library is unique with custom built-in shelving, cabinets, window benches, and pocket doors allowing it to function as one space or two, offering versatility for reading and lounging or as a home office. The home's design incorporates expansive covered terrace spaces and plans for a custom outdoor kitchen available to the next owner. The construction details of "Rosebud" showcase exceptional quality, including a custom Shou sugi ban front door, cantilever benches and exterior, extensive custom lighting, Leviton smart home controls, interior/exterior speakers, custom Arcadia windows and doors, polished concrete floors, a Triangle Tub boiler for 9-zone radiant heat and domestic hot water, 320 amp dual electrical service, a 26 KW automatic backup generator, Ruud low-temperature, high-efficiency heat pumps, AprilAire humidifiers, whole house HRV venting for fresh air exchange and an EV charger. "Rosebud" is a private sanctuary that invites you to experience its exceptional quality and unique blend of tranquility and contemporary design.

**Addendum:** The listing broker's offer of compensation is made only to participants of the HudsonValley Catskill Region MLS.

**MLS ID:** 20240187

**Status Category:** Active

**Zone:** Ra

**Survey:** Y

**Age:** 1-5

**Listing Category:** Residential

**Area, sq ft:** 4187 sq ft

**Acreage:** 24.72

**Year built:** 2020

**Bedrooms:** Four

**Bathrooms:** 5  
**Half Baths:** One  
**Dining Room Level:** 1  
**Family Room Level:** 1  
**Bedroom 2 Level:** 1  
**Bedroom 4 Level:** 1  
**Attic Level:** 2  
**SqFt 2nd:** 420  
**Other Rooms:** Loft, Office, Media Room  
**Total Rooms:** 15

**Slideshow:** <http://www.rosebud-82-vista-dr.com/>

## INTERIOR FEATURES

**Kitchen Description:** Gourmet

**Flooring:** Concrete, Radiant

**Fireplace Location:** Living Room

**Additional Interior Features:** Insulated Doors, Insulated Windows, Walk In Closets, Skylights, 9 Ft. Ceilings, Master Bath, Sliding Glass Doors, Sauna/steam Room

## UTILITIES

**Heat Source:** Heat Pump, Radiant, Zoned

**Hot Water:** Propane

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Carport Attached

**Driveway:** Gravel

**Style:** Contempo

**Color:** Black

**Porch:** Patio

**Lot Features:** Level, Meadow, Private, Secluded, Wooded

**Additional Exterior Features:** Stand By Generator, Hot Tub

**Lot:** 12.211

## LOCATION DETAILS

**Area/Town:** Gardiner

**Lot/Site:** Rural

**Directions:** From Nys Thruway Take Exit 18, Take 299 West/newpaltz, Stay On 299 W. Left Onto Libertyville Rd/newpaltz Country Home Rd. Rt Onto Guilford Rd, Left Onto Vista Dr. Follow To The End.

## LISTED BY

**Office Name:** Compass Greater Ny, Llc

**Agent Last Name:** Mcalpine

**Full Baths:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Den Level:** 1

**SqFt 1st:** 3767

**Attic:** Walk In

**Amenities:** Hot Tub, Sauna, Library

**Virtual Tour:**

<https://www.youtube.com/watch?v=j1PuXA5hjNM>

**Date added:** Added 11 months ago

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Oven-double, Refrigerator, Washer, Water Softener

**Fireplace Description:** Propane, Wood

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

**Heating Fuel:** Electric, Propane

**Water:** Drilled Well

**Electricity:** Other, 300 Amps, Stand By Generator

**Utility Level:** 1

**Garage/Parking Extras:** Carport

**Style:** Contempo

**Construction:** Frame/stick

**Siding:** Wood, Other

**Roof:** Metal, Rolled

**Views:** Meadow, Mountain, Panoramic

**Lot Dimensions:** 24.72 Acres

**School District:** Walkkill Central

**County:** Ulster County

**Agent First Name:** Mark



**Contact us**

Phone:

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

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

