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## \$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 Gunite 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. 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 2 years 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

### **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 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: Wallkill Central County: Ulster County

Agent First Name: Mark

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#### Contact us Phone:

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