



**SULLIVAN**

89 Henderson Rd, Hankins, NY 12741

<https://gristmillrealestate.com>

**\$875,000**

Spacious 3,300 sf new build, ideal for hosting larger groups in style and comfort. Built into a gently sloping hillside, the upstairs includes 3 of the 4 bedrooms. Spacious primary suite includes a built-in window seat and modern bathroom with double shower heads and double sinks. A pretty guest bedroom opens to a large, shared bathroom with shower and double sinks. There is a large bunk room with 6 built-in beds, creating a vibrant kids' space or room for guests. The upper level also has a delightful reading nook. The focal point of the 750 sf Great Room on the lower is the stone fireplace. The kitchen features generous storage and counter space, with large island, and lots of room for a large dining table. The glass sliders open to a covered deck and patio with fire pit for al fresco dining and s'mores. A pond has been created (it's still filling up) and the outflow heads down to the brook at the bottom of the property,.

**MLS ID:** 20240232

**Status Category:** Active

**Zone:** Rr

**Year built:** 2023

**Bedrooms:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 1 Level:** 1

**SqFt 2nd:** 1465

**Amenities:** Other/see Remarks

**Date added:** Added 8 months ago

**Listing Category:** Residential

**Area, sq ft:** 3300 sq ft

**Acreage:** 12

**Age:** New Construction

**Full Baths:** Three

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** 2

**SqFt 1st:** 1535

**Attic:** Storage

**Total Rooms:** 6

## INTERIOR FEATURES

**Kitchen Description:** Island

**Flooring:** Vinyl

**Fireplace Location:** Living Room

**Miscellaneous Features:** Ceiling-cathedral

**Appliances:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Tankless Hot Water Heater

**Fireplace Description:** Stone, Wood

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Doors, Insulated Windows, Master Bath, Sliding Glass Doors, Gas Stove Connection

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** On Demand, Propane

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Contempo

**Construction:** Frame/stick

**Porch:** Deck, Open, Patio

**Lot Features:** Pond, Slope-gently, Slope-moderate

**Water Features:** Brook, Pond

**Lot:** 19.4

**Driveway:** Gravel

**Style:** Contempo, Farm House, Split Level

**Siding:** Lp Smart Siding

**Roof:** Asph Shingle

**Views:** Mountain

**Lot Dimensions:** 12

## LOCATION DETAILS

**Area/Town:** Sullivan

**Lot/Site:** Rural

**Directions:** From Callicoon, 97n To Right Onto 94. 2.5 Miles To Left Onto Henderson Rd. #89 Is .5 Mi On Left.

**School District:** Sullivan West Central Schools

**County:** Sullivan County

## LISTED BY

**Office Name:** Country House Realty, Inc.

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### Contact us

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