

SULLIVAN

89 Henderson Rd, Hankins, NY 12741

\$875,000

https://gristmillrealestate.com

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: 1Kitchen Level: 1

Bedroom 4 Level: 2 Other 1 Level: 1

Bedroom 2 Level: 2

SqFt 2nd: 1465

Amenities: Other/see Remarks Date added: Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Island

Flooring: Vinyl

Fireplace Location: Living Room

Miscellaneous Features: Ceiling-cathedral

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

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 School District: Sullivan West Central Schools

County: Sullivan County 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.

LISTED BY

Office Name: Country House Realty, Inc. Agent First Name: Jennifer

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Phone:

