



MARBLETOWN
23 Mohonk Rd, High Falls, NY 12440

\$499,000

<https://gristmillrealestate.com>

Offered in "AS IS "condition, at an extraordinary price, is this spectacular structure in the heart of historic High Falls, ready for your unique vision. Make this former church and museum your new dream home. An opportunity to take a unique piece of history within walking distance to all that High Falls has to offer- shops, restaurants, etc and create an amazing residence, a perfect work at home situation, an artist studio or rental property. Let your imagination run wild.... Now gutted, the building recently had an approximately 1500 sq ft, 3-bedroom one bath apartment on the second floor, two connected but separate generous spaces on the main level consisting of the 1,500 sq ft. "chapel space" that was used for meetings and Canal Society Lectures and events as well as an additional 1500 sq ft. that was the Canal Museum. This property sits in the heart of all that Ulster County, with easy access to Woodstock, Stone Ridge, Kingston, New Paltz and much more. Like the great outdoors? You are just minutes away from the rail trail, Mohonk Preserve, and fishing at the Ashokan Reservoir. An opportunity this unique does not present itself often. Do not miss the chance of a lifetime. Please see video of the property featured in Architectural Digest's series Hidden Gems. Viewable on YouTube or MLS virtual tab.

Addendum: Present classification is a Culture bldg. Buyer Agent to confirm any proposed use with the Zoning office at the Town of Marbletown. ****THE BEDROOM COUNT AND THE BATHROOM COUNT ARE BASED UPON WHAT PREVIOUSLY EXISTED, AND ARE FEWER THAN THE PLANS THAT WERE DRAWN UP FOR THE RENOVATION.

MLS ID: 20240256

Status Category: Active

Zone: R3

Survey: Y

Age: 100-200

Bathrooms: 3

Half Baths: Two

SqFt 2nd: 1536

Listing Category: Residential

Area, sq ft: 4536 sq ft

Acreage: 1.15

Year built: 1885

Bedrooms: Three

Full Baths: One

SqFt 1st: 3000

Virtual Tour:

https://drive.google.com/file/d/1Jz4u9TJuditVjRI0cxstCz4fHPRAr3Dd/view?usp=share_link

Date added: Added 8 months ago

INTERIOR FEATURES

Flooring: Wood

Miscellaneous Features: Ceiling-beamed, Ceiling-cathedral

UTILITIES

Water: Municipal

Electricity: 200 Amps

Sewer: Septic-ingr.

EXTERIOR FEATURES

Construction: Frame/stick

Siding: Cedar

Roof: Asph Shingle

Lot Dimensions: 1.2

Color: Natural Wood

Porch: Deck

Lot Features: Landscaped, Parking Lot, Water Frontage

Lot: 22.110

LOCATION DETAILS

Area/Town: Marbletown

Lot/Site: Hamlet/village, Other/see Remarks, Rural

Directions: Rt 209 To Left Onto Rt 213. Continue To Right Onto Mohonk Rd To Number 23 On The Left.

School District: Rondout Valley Schools

County: Ulster County

Neighborhood: Highfalls

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king

Agent Last Name: Levine

Agent First Name: Amy



Contact us

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