



HURLEY
44 Bristol Hill Rd, Glenford, NY 12433

<https://gristmillrealestate.com>

\$1,199,000

Prepare to be amazed by the perfect blend of modern elegance and spacious living that awaits you. Nestled on 1.7 acres of serene, wooded land, this property offers privacy and tranquility with its natural landscaping and hand-selected plantings, situated in a desirable location. A sliver of a sun-lit Ashokan Reservoir can be seen seasonally to the east. At a generous 3,167 square feet, this home boasts 3 bedrooms, 2 full baths, and 2 half baths, providing ample space with style and comfort. As you step inside the brightly lit foyer, you'll be greeted by a pleasant and inviting big living room. The soaring cathedral ceiling adds an element of grandeur, while the wood-burning fireplace and hardwood flooring create a cozy ambiance. An accent wall adorned with various reclaimed wood adds both warmth and character to the room. The easy-flowing floor plan seamlessly connects the dining room and large remodeled kitchen (pocket door between kit. and din rm). The well-lit kitchen features a breakfast area bathed in natural light, making it the perfect place to start your day. Upgrades include custom cabinets and countertops, a new refrigerator, and tile flooring. Convenience is key with a laundry room, half bath, and access to the 2-car attached garage just steps away. You'll be captivated by a sunroom with its wall of glass windows overlooking the private oversized deck and rear yard. With a slate floor that adds an extra touch of symmetry and style. From the sunroom, there is also access to the deck where you can bask in the sun, relax, and unwind in the heated pool. Surrounded by nature it's the ultimate retreat right at your doorstep. Experience the ideal place that will meet all your needs. Plenty of parking spaces on the paved driveway for you and your guests. The owner's en suite bedroom is on the main floor as well. The new bathroom has a walk-in closet, new flooring, a new walk-in shower, and a new jet tub. Adjoining the owner's bedroom is a glass sliding door to an all-purpose room. Currently, it's used as a bedroom for children but can be a nursery, office, exercise, studio, or craft area. Upstairs has a loft, presently a sitting room, and 2 bedrooms sharing a Jack 'n Jill bathroom. Lots of charming shops, delectable dining options, and a vibrant art scene await your presence. Indulge in endless relaxation and create memories that will last a lifetime. Don't miss out on this opportunity to own a country haven. It's combined with modern elegance and natural handsomeness in the breathtaking beauty of the Catskill Mt. Region. The calming and picturesque 12-mile-long Ashokan Reservoir beckons your company. Contact us today to schedule your tour to view this upgraded gem. Wonderful Woodstock village is a 9-minute drive, and historic Kingston is close by. Airports are 1 hr. north to Albany Airport or 1 hr. south to Stewart Airport, Newburgh. Rhinecliff Amtrak train station 30 minutes away. Adirondack Trailways Bus Depot in the uptown City of Kingston. Furnishings Available. *Some photos taken with a wide-angle lens.

Addendum: Upgrades include New sprayed stucco siding. New Boiler, copper pipes, and Oil Tank. New Hot Water Heater. UV water system. New Tile Flooring in kitchen, and laundry room. New Samsung Washer/Dryer. New Refrigerator, Electric Cooking Stove, Backsplash, Custom Cabinets, and Countertops in Kitchen. All new Doors, (except glass door in sunroom). New Glass Shower Sliding door, Vanity, and Bathtub in upstairs Jack n Jill Bathroom. New Heating System for the pool. New roof shingles, Replaced Windows, and Main Entrance Door. Repaired Central Cooling system (both upstairs bedrooms have AC wall units that are not connected to the Central AC unit) and are not used. Repaired Automatic Garage Door. New laminate flooring in bedrooms. New Shower, jet tub and tile flooring in owner's bathroom.

MLS ID: 20240295
Status Category: Active
Zone: Res1
Year built: 1987
Bedrooms: Three
Full Baths: Two
Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: 2
Other 1 Level: 1
SqFt 1st: 2498
Basement: Crawl

Amenities: Pool-above Ground
Date added: Added 11 months ago

INTERIOR FEATURES

Kitchen Description: Cabinets Custom
Flooring: Ceramic, Hardwood, Slate, Laminate
Fireplace Location: Living Room
Miscellaneous Features: Ceiling-cathedral, Ceiling-vaulted, Security System

UTILITIES

Heat Source: Baseboard, Hot Water, Stand By Generator
Hot Water: Coil, Oil
Plumbing: Mixed
Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Attached
Driveway: Blacktop
Style: Contempo
Color: Blue
Porch: Deck
Other Buildings: Shed
Additional Exterior Features: Stand By Generator
Lot: 14

LOCATION DETAILS

Area/Town: Hurley
Lot/Site: Hamlet/village
County: Ulster County

Listing Category: Residential
Area, sq ft: 3167 sq ft
Acreage: 1.7
Age: 21-40
Bathrooms: 4
Half Baths: Two
Dining Room Level: 1
Family Room Level: .
Bedroom 2 Level: 2
Den Level: .
Other 2 Level: 2
SqFt 2nd: 671
Other Rooms: Florida Sun Room, Loft, Main Bedroom, First Floor Bedroom
Total Rooms: 7

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Energy Star Appliances
Fireplace Description: Wood
Cooling/Air Conditioning: Ceiling Fan, Central
Additional Interior Features: Dig.I Program Thermostat, Walk In Closets, Skylights, Master Bath, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

Heating Fuel: Oil
Water: Drilled Well
Electricity: 200 Amps, Stand By Generator
Utility Level: 1

Garage/Parking Extras: Driveway, 2-car
Style: Contempo
Construction: Frame/stick
Siding: Stone, Stucco, Wood
Roof: Asph Shingle
Lot Features: Landscaped, Level, Private, Wooded
Lot Dimensions: 1.7

School District: Onteora Central
Subdivision: Bristol Hill
Directions: From Woodstock Ohayo Mt. Rd To The End. Right Onto Old Rt. 28 Right To Bristol Hill Rgt Onto Bristol Hill House On Rgt. Or Rt 375 To Maverick Rd. Rgt Onto Rt 28 Rgt To Old Rt 28 To Bristol Hill. From Kingston Rt 28 To Rgt Old Rt 28. Signage "genford"

LISTED BY

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