



**SHANDAKEN**  
191-195 Woodchuck Hollow Rd, Big Indian, NY 12410

<https://gristmillrealestate.com>

**\$829,000**

Welcome to 191-195 Woodchuck Hollow Road, Pine Hill! This stunning, move-in ready property, completely renovated within the past five years, offers a unique and tranquil retreat nestled amidst the beautiful natural surroundings of the Catskill Mountains. Situated on a dead-end road, a stone's throw from the village center and a five-minute drive to Belleayre ski center and beach this luxury, two-residence property, with a modern rustic aesthetic, offers a perfect blend of period charm and modern amenities. Set on two acres, the spacious front porch provides a perfect spot to relax, or enjoy an al fresco meal while taking in the scenic views. Upon entering the main residence, you'll be greeted by an inviting open floor plan flooded with an abundance of natural light through the new, energy efficient, oversized windows. The spacious, triple-aspect living room, with its feature Stuv wood-burning stove, lime wash walls and 9ft tall exposed timber ceilings, creates a dramatic and expansive atmosphere with views of the mountains and surrounding countryside. Reclaimed red oak floors on the main floor add warmth and timeless elegance to the space. The bespoke gourmet kitchen, with ample storage space, is a culinary enthusiast's dream, featuring Wolf and Thermador appliances. It seamlessly connects with the dining room, making it ideal for hosting gatherings and entertaining guests. This reimagined farmhouse offers three well-appointed bedrooms and three bathrooms, including a spacious primary suite with an ensuite bathroom, large walk-in closet/dressing room. The two additional bedrooms are generously sized and can accommodate family and guests comfortably. The bathrooms feature modern fixtures and premium finishes, enhancing the overall luxury feel of the property. On the third floor you will find a further 648 sq ft of flexible living space with breathtaking views, currently arranged as a den, games room and yoga/meditation studio, but with the potential to create a home office, art or music studio. The dry, full-size basement, as well as housing the mechanicals, provides ample room for storage. For those seeking additional living space or potential rental income, the property also includes a carriage house, featuring its own private entrance, living area, kitchen, bedroom and bathroom. A three-car garage completes this special property. Conveniently located a half mile from Pine Hill village center, with its vibrant village community center, this property provides easy access to a plethora of year-round recreational and cultural activities. Enjoy hiking, biking trails, skiing, swimming, bowling and fishing, all just a short distance away. Additionally, a variety of local shops, restaurants, bars and amenities are within close proximity, ensuring all your needs are met. Don't miss the opportunity to own this exceptional property and experience the perfect blend of luxury, nature and tranquility. Schedule your private tour today!

**MLS ID:** 20240303

**Status Category:** Pending

**Zone:** R5

**Year built:** 1912

**Bedrooms:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Listing Category:** Residential

**Area, sq ft:** 2376 sq ft

**Acreage:** 2

**Age:** 100-200

**Full Baths:** Four

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**SqFt 1st:** 864

**Other Rooms:** Office

**Virtual Tour:**

<https://my.matterport.com/show/?m=mWackGRQt6&brand=0>

**Bedroom 3 Level:** 2

**Den Level:** 3

**Basement:** Full

**Total Rooms:** 11

**Date added:** Added 11 months ago

## INTERIOR FEATURES

**Kitchen Description:** Cabinets Custom

**Flooring:** Ceramic, Hardwood

**Miscellaneous Features:** Ceiling-beamed

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Oven-double, Range, Range Hood, Refrigerator, Washer

**Wood Stove:** Wood

**Additional Interior Features:** Insulated Windows, Dig.I Program Thermostat, 9 Ft. Ceilings, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Radiators, Zoned

**Hot Water:** On Demand, Propane

**Electricity:** 200 Amps

**Utility Level:** 1

**Heating Fuel:** Propane

**Water:** Drilled Well

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Farm House

**Porch:** Open

**Views:** Mountain

**Lot:** 73

**Garage/Parking Extras:** Driveway, 3-car

**Construction:** Frame/stick

**Other Buildings:** Guest House

**Lot Dimensions:** 2 Acres

## LOCATION DETAILS

**Area/Town:** Shandaken

**County:** Ulster County

**School District:** Onteora Central

**Directions:** From Kingston, Take Ny-28 W To Pine Hill. Turn Left Onto Main St. Turn Left Onto Bonnie View Ave. Turn Left Onto Mill St, Which Becomes Woodchuck Hollow. After The Bridge, The Property Is On The Left. Park On Either Driveway (main Or Carriage House).

## LISTED BY

**Office Name:** Coldwell Banker Village Green

**Agent First Name:** Laura

**Agent 2 First Name:** Victoria

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