



ROCHESTER

17 Wood St, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

\$425,000

CHARMING WATERFRONT Property! Embrace the serenity of waterfront living with this charmingly refurbished 3-bedroom, 2-bathroom home nestled along the picturesque Rondout Creek. SPRING IS HERE and how nice it would be to walk out your back door to go kayaking, swimming, fishing, and enjoy family gatherings on the expansive back deck while relishing the breathtaking views. Boasting a cozy cabin ambiance, this home enjoys a semi-secluded end-of-street location. Enhanced by a versatile den, perfect for a home office or additional bedroom, and a family room featuring a majestic stone fireplace with a functional propane insert, this residence exudes warmth and character. The master bedroom suite, complete with a walk-in closet, en-suite bathroom, and enchanting water vistas, offers flexible usage options, including conversion into a luxurious living room. Noteworthy features include waterfront access with water views from almost every window, a new roof installed in 2023, a recently upgraded water heater in 2024, refurbished oil heater, new heating ducts, and the convenience of public water and sewer services. Experience the best of both worlds with this idyllic retreat, conveniently located just moments away from an array of recreational activities. Explore the nearby Shawangunk Mountains for hiking adventures, discover the beauty of the Kerhonkson Rail Trail and Lake Minnewaska Preserve, or indulge in thrilling hang gliding experiences in Ellenville. Entertainment options abound with the Monticello Casino and captivating Hudson River cruises in Kingston, NY, all within a 30-minute drive. This gem is move-in ready. Owners are motivated to sell!!!! [Video Tour Link:

<https://youtu.be/zkHBW1t6uRw?si=89tBDGtR8OD8rvnb>"]

Addendum: [Video Tour Link: <https://youtu.be/zkHBW1t6uRw?si=89tBDGtR8OD8rvnb>"]

MLS ID: 20240331

Status Category: Active

Zone: Residential

Year built: 1930

Bedrooms: Three

Full Baths: Two

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Basement Level: B

Basement: Full

Basement Room Size: Full

Date added: Added 11 months ago

Listing Category: Residential

Area, sq ft: 1440 sq ft

Acreage: 0.43

Age: 61-100

Bathrooms: 2

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Attic Level: A

SqFt 1st: 1440

Attic: Scuttle

Total Rooms: 7

INTERIOR FEATURES

Kitchen Description: Galley

Flooring: Ceramic, Hardwood, Laminate

Fireplace Location: Family Room

Additional Interior Features: Insulated Windows, Walk In Closets, 9 Ft. Ceilings, Master Bath, Sliding Glass Doors, Electric Stove Connection, Washer Connection, Gas Dryer Connection, Icemaker Connection, Smoke Detector, Carbon Monoxide Detector

Appliances: Dishwasher, Microwave, Range, Refrigerator

Fireplace Description: Propane

Miscellaneous Features: Ceiling-vaulted

UTILITIES

Heat Source: Forced Air

Hot Water: Propane

Plumbing: Mixed

Sewer: Municipal

Heating Fuel: Oil

Water: Municipal

Electricity: 200 Amps

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Ranch

Construction: Frame/stick

Porch: Deck, Open

Other Buildings: Shed

Views: Water, Creek

Water Ways: Rondout Creek

Lot: 22

Driveway: Gravel

Style: One Story

Siding: Vinyl

Roof: Asph Shingle, Other

Lot Features: Landscaped, Level, Slope-moderate, Water Frontage, Flood Zone

Water Features: Creek, Water Access, Water Front

Lot Dimensions: .43

LOCATION DETAILS

Area/Town: Rochester

Elementary School: Kerhonkson Pre K-3

County: Ulster County

School District: Rondout Valley Schools

Lot/Site: Suburb

Directions: From 209s, Turn Left Onto 42nd Street, And Then Right Onto Wood Street. Last House On The Left.

LISTED BY

Office Name: Coldwell Banker Timberland

Agent Last Name: Lennon

Agent First Name: Susan



Contact us

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