



**ESOPUS**  
1785 NY-213, Ulster Park, NY 12487

**\$539,900**

<https://gristmillrealestate.com>

A RARE FIND: WATERFRONT property on Sturgeon Pool, a private 194 acre paradise with 4.4 miles of shoreline. Hurry to view this dreamy place and envision making memories of fun on the water...motor boating, water skiing, swimming, kayaks, canoes, good fishing, all in your back yard! Anglers can catch small mouth and large mouth bass, carp, bluegill, white perch and other panfish. There is no public launch areas for boats. only shore fishing from a couple spots on the eastern bank along the road. Enjoy stunning views of this 93 foot deep pool with your back yard facing the western sky for those glorious sunsets. This Mid-Century modern style brick ranch has original gleaming hard wood flooring that flows seamlessly through the house, a good working kitchen layout with original solid wood cabinetry that has lots of storage and counter space. The interior has been freshly painted in a serene pallet. The dining area is a place you'll love having your morning coffee gazing out at an unobstructed expansive water view with a wooded natural shoreline to the west. A large family room in the walk out basement has a brick wood burning fireplace and hardwood floors with the original mid-century slatted wood wall treatment that is very on trend now. This large room can double as a great bunk area for the kids, extra sleeping area for your guests or just the way it is for you to relax by the fireplace enjoying the water views through the large double windows. The unfinished basement area has lots of storage, a large workbench area and a new washer and dryer with a deep utility sink. There is a walk out from the basement onto a screened-in porch that needs re-doing(thus in AS IS condition.) Owners had unrealized plans to build a deck on the back of the house with a possible screened in area under the deck. Now you can decide what you'd do with that area to enhance your outdoor living. Imagine your life-style here for a weekend get-a-way or year round living. You'll never tire of this spot! Rifton is conveniently located between New Paltz and the Strand in the Rondout area of historic Kingston only minutes away.

**Addendum:** View this property now and secure ownership in time for summer. Let the good times roll!

**MLS ID:** 20240335

**Status Category:** Active

**Zone:** Residential

**Year built:** 1955

**Bedrooms:** Two

**Full Baths:** One

**Dining Room Level:** 1

**Family Room Level:** B

**Bedroom 2 Level:** 1

**Basement:** Full, Walk Out, Interior Access

**Total Rooms:** 6

**Listing Category:** Residential

**Area, sq ft:** 1455 sq ft

**Acreage:** 1.06

**Age:** 61-100

**Bathrooms:** 1

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**SqFt 1st:** 1455

**Amenities:** Other/see Remarks

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Cabinets Custom

**Flooring:** Ceramic, Hardwood

**Fireplace Location:** Basement, Family Room

**Appliances:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Water Softener

**Fireplace Description:** Brick

## UTILITIES

**Heat Source:** Baseboard, Hot Water, Abv Ground Fuel Tank

**Hot Water:** Coil

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Blacktop

**Style:** Ranch

**Color:** Red Brick

**Porch:** Open, Screened Porch

**Other Buildings:** Shed

**Views:** Water

**Water Ways:** Sturgeon Pool

**Lot Dimensions:** 1.06 Acre

**Garage/Parking Extras:** Driveway

**Style:** Ranch

**Construction:** Frame/stick, Brick

**Siding:** Brick

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Water Frontage

**Water Features:** Navigable, Water Access, Water Front

**Additional Exterior Features:** Landscaped

**Lot:** 7

## LOCATION DETAILS

**Area/Town:** Esopus

**Lot/Site:** Rural

**Directions:** From Kingston: Route 213 W Along The Rondout Creek, Cross The Eddyville Bridge And Continue Along Rte 213 To Rifton. #1785 Is On Your Right. Address Numbers Are On The Garage. House Is Located On The Sturgeon Pool.

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

**Office Name:** Patty Conti Realty Group Llc

**Agent Last Name:** Stewart

**Agent First Name:** Margaret



### Contact us

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