



## WAWARSING

171 Birchall Rd, Ellenville, NY 12428

<https://gristmillrealestate.com>

# \$849,000

Quality new construction move-in ready 12 months or less. These 2,272 square-foot modern chalets are built on-site by a local builder on a level 3.33 acre wooded lot. Enter into a 120' driveway through a stand of evergreens. The center of this airy home is the 24'-tall, 28'-wide open kitchen, living and dining room, dramatic wall of energy efficient, Low-E windows and an open cathedral ceilings. South facing, the home is bathed in warm natural light year round. The custom kitchen with quartz countertops and all stainless or matte black appliances included. The first floor offers two bedrooms with spacious double closets, full bathroom, laundry nook, and a spacious stairwell of solid oak treads. The second floor offers a generous primary suite with double closets, 10' ceiling, a full bathroom with shower, soaking tub, and double vanity. All throughout oak floors, central heating and air conditioning, recessed lighting and stairs lighting. A full basement with 8 foot ceilings is included, with the option to finish or add a garage. A \$52/mo HOA will maintain two private woodland trails, two ponds and a children's play area. All permits, plans, survey, private septic and well, fixtures, appliances and finishes shown are included, subject to availability. Photos are of a completed home, final architectural plans will be provided in contract. Wraparound deck, hot tub and finished basement shown are available as upgrades. Taxes are estimated and can be provided by the assessor on final plans. Download our free sales book at [www.rusticpines.co](http://www.rusticpines.co).

**MLS ID:** 20240352

**Status Category:** Active

**Zone:** Y

**Survey:** Y

**Age:** New Construction

**Bathrooms:** 3

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**Other 2 Level:** 1

**SqFt 2nd:** 750

**Basement Room Size:** 1522

**Date added:** Added 11 months ago

**Listing Category:** Residential

**Area, sq ft:** 2272 sq ft

**Acreage:** 3.33

**Year built:** 2024

**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:** 1522

**Basement:** Unfinished

**Virtual Tour:**

<https://my.matterport.com/show/?m=LMPFJ1ysUdm>

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Wood

**Fireplace Location:** Living Room

**Additional Interior Features:** Low E Windows, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Forced Air

**Plumbing:** Plastic

## EXTERIOR FEATURES

**Style:** Chalet

**Construction:** Frame/stick

**Porch:** Deck

**Lot Dimensions:** 3.33

## LOCATION DETAILS

**Area/Town:** Wawarsing

**Elementary School:** Ellenville Pre K-5

**County:** Ulster County

## LISTED BY

**Office Name:** Hudson Modern

**Agent Last Name:** Eisenberg

**Appliances:** Dishwasher, Exhaust Fan, Oven-built In, Range, Range Hood, Refrigerator

**Fireplace Description:** Wood

**Cooling/Air Conditioning:** Ceiling Fan, Central

**Heating Fuel:** Propane

**Style:** Chalet, Mid Century Modern, Mansion, Estate

**Color:** Black

**Roof:** Asph Shingle

**Lot:** 3-1

**School District:** Ellenville Central

**Subdivision:** Avon Park

**Directions:** Development Begins On The Corner Of Abromowitz Rd And Birchall Rd. Contact Listing Agent For Subdivision Maps And / Or Accompanied Tour.

**Agent First Name:** Zev



### Contact us

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