



ROCHESTER
562 Queens Hwy, Accord, NY 12404

\$679,000

<https://gristmillrealestate.com>

Welcome to the Accord A. This stunning custom, never lived in A-frame, is a hidden gem in the highly sought-after Accord, New York. This residence is designed to captivate with its unique features, private setting, and perfect location. It includes a detached 200 sq. ft. guest studio with electricity, heat, and a chimney for a small wood stove. It provides a versatile space for guests or creative space, workspace, play area, or any other use that suits your lifestyle. Take in the breathtaking views spanning treetops to majestic mountains, providing a sense of tranquility and seclusion on the expansive 3.54-acre property. Step inside this efficient home, where every detail has been carefully considered. Boasting two bedrooms and two full baths with indulgent heated floors, the interior showcases sophisticated design and a private catwalk leading to a second-floor cantilever deck and ensuite bath. Two rear decks offer panoramic vistas, while a charming front porch lets you unwind. Immerse yourself in the elegance of clean lines and angles, complemented by high-end finishes such as Quartz countertops, Italian tile, and exquisite maple floors. Custom maple handrails guide you through the space, bathed in natural light from skylights and enhanced by solid wood pocket doors. Descend the significant, beautiful stone steps to a back patio, and consider the possibilities of the full walk-out basement, not included in the listed square footage. Ideally located in the heart of Accord, this residence offers proximity to Mohonk Preserve, Minnewaska State Park, Vernooey Kill Falls, and many outdoor activities. Explore nearby Stone Ridge, New Paltz, Kingston, and Woodstock, each just a short drive away. Currently, this location allows short-term rentals with town permits in place. Relish the feeling of a modern treehouse as you enjoy the private back decks, breathe in the fresh air, and soak in the stunning views. Let the sounds of a nearby waterfall create a serene backdrop, elevating your daily living experience. Take advantage of the opportunity to make this custom A-frame your own, where every moment celebrates modern luxury and the beauty of the natural surroundings.

Addendum: Call LA with any questions.

MLS ID: 20240367

Status Category: Pending

Zone: R2

Survey: Y

Age: 1-5

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

SqFt 2nd: 384

Basement: Walk Out, Concrete Floor

Virtual Tour:

<https://sundaespaces.aryeo.com/videos/16aa5c4a-7849-4ed3-8199-ecb752864473>

Listing Category: Residential

Area, sq ft: 1344 sq ft

Acreage: 3.54

Year built: 2022

Bedrooms: Two

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 1

SqFt 1st: 960

SqFt 3rd: 200

Other Rooms: First Floor Bedroom

Date added: Added 12 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Range, Range Hood, Refrigerator

Fireplace Description: Electric

Cooling/Air Conditioning: Ductless Split Ac Units

Flooring: Ceramic, Wood

Fireplace Location: Living Room

Additional Interior Features: Insulated Doors, Insulated Windows, Skylights, 9 Ft. Ceilings, Sliding Glass Doors, Washer Connection

UTILITIES

Heat Source: Radiant, Ductless Mini Split Sys

Hot Water: Electric, Tankless

Plumbing: Aqua-pex

Sewer: Septic-abv

Heating Fuel: Electric

Water: Drilled Well

Electricity: 200 Amps

EXTERIOR FEATURES

Driveway: Gravel

Style: A-frame

Color: Dark Green

Porch: Deck

Other Buildings: Studio

Views: Mountain

Lot Dimensions: See Survey

Style: A-frame

Construction: Frame/stick

Siding: Cedar, Wood

Roof: Asph Shingle

Lot Features: Private, Rock Outcrop, Secluded

Additional Exterior Features: Balcony

Lot: 2.200

LOCATION DETAILS

Area/Town: Rochester

Lot/Site: Rural

Directions: Head Southwest On Us-209 S/main, Follow To Queens Highway. Destination Will Be On The Right

School District: Rondout Valley Schools

County: Ulster County

LISTED BY

Office Name: Coldwell Banker Village Green

Agent Last Name: Foti

Agent First Name: Leslie



Contact us

Phone:

(845) 246-3200
Toll Free: (800) 664-5503
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

