



LLOYD

307 Vineyard Ave, Highland, NY 12528

<https://gristmillrealestate.com>

\$499,900

A charming, 1900 farmhouse tucked away on 1.10 awaits its new owner! Conveniently located just minutes from the Metro North train station, Walkway over the Hudson, hiking trails, restaurants and so much more! Step inside to an open and airy layout filled with original details and walls of windows throughout. First floor flows nicely from the living room to dining room and kitchen flooding the rooms with natural sunlight. The eat in kitchen is spacious allowing plenty of room for hosting & entertaining guests. Off the kitchen is a first-floor bedroom and sleek full bath. Elevate to the second level featuring four bedrooms with built in shelves, a full bath and two bonus rooms that can be used for an office/nursery. Stairs to the unfinished attic allow for easy access for additional storage. Full basement is partially finished with ample space for storage with a utility room, washer/dryer and walk out access. The manicured yard has mature trees creating a serene atmosphere for outdoor activities and gardening. This vintage farmhouse is ideally situated in a peaceful, rural setting, offering a lovely front/ side porch allowing privacy and tranquility while overlooking the beautiful yard with daily visits from Cardinals. Property is conveniently located within a short drive to Kingston, Poughkeepsie, New Paltz and NYS Thruway. Home has been well cared for over the years, don't miss out on an opportunity to call this your own! Updates include well pump, gutters & first floor bathroom (2022) oil tank (2021) roof (2019), furnace (2012). 1000 gallon septic was just pumped 2024. ****SALE IS CONTINGENT UPON SELLERS FINDING SUITABLE LIVING IN WHICH THEY ARE ACTIVELY LOOKING****

Addendum: Updates include well pump, gutters & first floor bathroom (2022) oil tank (2021) roof (2019), furnace (2012). 1000 gallon septic was just pumped 2024.

MLS ID: 20240426

Status Category: Active

Zone: Res

Year built: 1900

Bedrooms: Four

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: 2

Other 2 Level: 2

SqFt 2nd: 1064

Kitchen Room Size: 22x11'11"

Bedroom 1 Room Size: 11'6x10'8"

Bedroom 3 Room Size: 10'5x11'2"

Listing Category: Residential

Area, sq ft: 2128 sq ft

Acreage: 1.1

Age: 100-200

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Other 1 Level: 2

SqFt 1st: 1064

Living Room Room Size: 17'1x15'

Dining Room Room Size: 13'6x15'

Bedroom 2 Room Size: 12'4x18'9"

Bedroom 4 Room Size: 11'10x11'11"

Other Room 1 Size: 10'2x10'3

Basement: Finished, Full, Partial, Walk Out, Interior Access, Concrete Floor

Other Rooms: First Floor Bedroom

Date added: Added 1 year ago

Other Room 2 Size: 10'10x8'8

Attic: Stand Up, Storage, Walk Up

Amenities: Garden Area, Play Area

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Carpet, Ceramic, Hardwood, Linoleum

Appliances: Dryer, Range, Refrigerator, Washer

Additional Interior Features: 9 Ft. Ceilings, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Radiators

Hot Water: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Oil

Water: Drilled Well

Electricity: 200 Amps

Utility Level: L

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Lot-paved, Off Street, Other/see Remarks, 3-car

Style: Farm House

Construction: Frame/stick

Siding: Asbestos

Roof: Asph Shingle

Views: Seasonal

Lot Dimensions: 1.10 Acres

Driveway: Blacktop

Style: Colonial, Farm House

Color: White

Porch: Deck, Open

Lot Features: Landscaped, Level

Additional Exterior Features: Landscaped, Outside Lighting

Lot: 17

LOCATION DETAILS

Area/Town: Lloyd

Elementary School: Highland K-5

Directions: Mid-hudson Bridge To 9w South To Chapel Hill To End. Make A Right Onto Rt. 44/55 Home Will Be On The Right, See Sign.

School District: Highland Central Schools

County: Ulster County

LISTED BY

Office Name: Berardi Realty

Agent Last Name: Rios

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Contact us

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