



**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 11 months ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Carpet, Ceramic, Hardwood, Linoleum

## UTILITIES

**Heat Source:** Radiators

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## 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

## 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.

## LISTED BY

**Office Name:** Berardi Realty

**Agent Last Name:** Rios

**Other Room 2 Size:** 10'10x8'8

**Attic:** Stand Up, Storage, Walk Up

**Amenities:** Garden Area, Play Area

**Appliances:** Dryer, Range, Refrigerator, Washer

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

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** L

**Driveway:** Blacktop

**Style:** Colonial, Farm House

**Color:** White

**Porch:** Deck, Open

**Lot Features:** Landscaped, Level

**Additional Exterior Features:** Landscaped, Outside Lighting

**Lot:** 17

**School District:** Highland Central Schools

**County:** Ulster County

**Agent First Name:** Megan



### Contact us

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