

### **ROCHESTER**

5868 US-209, Kerhonkson, NY 12446

\$979,000

https://gristmillrealestate.com

Let's take a step back in time. This beautifully re-done farmhouse, circa 1790, holds so much history and is rumored to be part of the Underground Railroad. After going through a full rehab this home is now ready to turn over ownership. This property is a great opportunity for a boutique hotel, bed and breakfast, short-term rental, or office space. Offering modern touches, and historic charm throughout, the first floor offers tons of open space and a full kitchen. On the second floor, you will find 4 nicely sized bedrooms perfect for guests to stay in or office space if needed. With additional bonus space on the third level, with a full bath, this area can be used for storage, guests, a yoga studio, or a large common area. Conveniently located on 209, gives easy access to Accord and Kerhonkson which holds popular attractions such as hiking at the state preserves and local breweries and restaurants like Arrowwood Brewing, Westwind Orchard, Inness and Mill, and Main. 20 minutes to Kingston and New Paltz and 15 to the Village of Ellenville. This truly is an opportunity you do not want to miss!

MLS ID: 20240449 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 3024 sq ft

**Zone:** B **Acreage:** 5.8 **Year built:** 1790 **Age:** 200+

Basement: Full Other Rooms: Bedroom, Den Commercial Features: Fireplace(s), Laundry Room, Date added: Added 1 year ago

# INTERIOR FEATURES

Flooring: Ceramic, Hardwood

#### UTILITIES

Patio/decks

Heat Source: Baseboard Heating Fuel: Oil

Water: Dug Well Electricity: 200 Amps

Sewer: Septic In-ground

## **EXTERIOR FEATURES**

Garage/Parking Extras: Driveway

Construction: Masonry

Lot Features: Level, Meadow, Slope-moderate Lot Dimensions: 5.80 Acres

## **LOCATION DETAILS**

Area/Town: Rochester School District: Rondout Valley **Directions:** Use Gps

**LISTED BY** 

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