



**ROCHESTER**  
5868 US-209, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$979,000**

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

**Status Category:** Active

**Zone:** B

**Year built:** 1790

**Basement:** Full

**Commercial Features:** Fireplace(s), Laundry Room, Patio/decks

**Listing Category:** Commercial/industrial

**Area, sq ft:** 3024 sq ft

**Acreage:** 5.8

**Age:** 200+

**Other Rooms:** Bedroom, Den

**Date added:** Added 7 months ago

## INTERIOR FEATURES

**Flooring:** Ceramic, Hardwood

## UTILITIES

**Heat Source:** Baseboard

**Water:** Dug Well

**Sewer:** Septic In-ground

**Heating Fuel:** Oil

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Lot Features:** Level, Meadow, Slope-moderate

**Construction:** Masonry

**Lot Dimensions:** 5.80 Acres

## LOCATION DETAILS

**Area/Town:** Rochester

**Directions:** Use Gps

**School District:** Rondout Valley

## LISTED BY

**Office Name:** Berkshire Hathaway Homeservices Nutshell Realty

**Agent First Name:** Zachary

**Agent 2 First Name:** Laurel

**Office 2 Name:** Berkshire Hathaway Homeservices Nutshell Realty

**Agent Last Name:** Jarvis

**Agent 2 Last Name:** Sweeney



### Contact us

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