



ROCHESTER

640 Queens Hwy, Accord, NY 12404

<https://gristmillrealestate.com>

\$849,000

Exceptional views and a beautiful bluestone path make for a warm welcome to this impressive home. Thoughtful design allows you to see through the dwelling to the mountains as you approach the front door, with a wall of french doors and glass blurring the lines between indoors and out. Recently renovated, with tons of great outdoor space, a cedar hot tub, and a guest house, this mini-compound is the country oasis you have been searching for. Vaulted ceilings, warm maple accents, and cozy wood burning stove create a spacious and inviting atmosphere in the living room. Uninterrupted views of the surrounding mountains provide you with a front row seat as the snow falls and the seasons change. The open kitchen offers room to spread out with an expansive dining area, high-end appliances like a Blue Star, and plenty of storage and counter space. From here you are led out to a large screened-in porch that adds another living and dining space — and might just be the showstopper of this home. Perfect for entertaining or coffee in the morning! Peacefully tucked away on one side of the house the primary bedroom has ample storage, high ceilings, and a beautiful en suite bathroom. Oversized sliding glass doors allow for plenty of natural light and stunning views from bed. The deck outside the primary is the ideal spot for doing yoga or just relaxing in the sunshine. A laundry room, second bedroom and another full bathroom complete the first floor. The lower level of this home has beautiful polished concrete floors (with radiant heat!) and tons of storage. This space could easily be another primary suite with a comfy second living room, a queen-sized bedroom, and a full bath. Nicely separated from the main home is a charming mini cottage that's perfect for guest overflow or a tranquil office-art-writing space. Set up with a kitchenette, full bathroom, and a screened porch, this bonus four season space has endless possibilities. It even has its own driveway off of Queens Hwy for privacy and ease of access. This special property allows for a complete immersion in nature without leaving the comforts of home. Open lawn, impressive stone walls, mature perennial landscaping, woods and native flower fields comprise the 4+ acre lot and the Shawangunk mountain range aka "the Gunks" are never out of sight. A sprawling deck, hot tub, and that dreamy screened-in porch create a picture perfect setting for relaxation at its finest. This home was fully reimagined and renovated with a beautiful addition and incredible deck. Marvin windows, hardwood floors, a new roof, mini splits, radiant heat are just a few of the new perks and updates! Conveniently situated in the popular hamlet of Accord, this lovely home is centrally located to all of the great things the area has to offer. Options abound with Westwind Orchard, Arrowood Farms, Harana Market, and SkateTime all 10 minutes away — plus the super stylish (but low key!) member club and resort INNESS where you'll find excellent dining, golfing, tennis, a coming-soon spa, and more, most of it open to the public as well! If you are looking for outdoor adventures it's 20 mins or less to Minnewaska State Park, Mohonk Preserve, Vernooy Kill State Forest + Falls, and the Ashokan Reservoir Promenade. Exploring other destination towns is a breeze with easy access to Stone Ridge, High Falls (Ollie's is a team favorite!), New Paltz, Kingston, and Woodstock. All this and you're only 90 miles to the GWB in NYC. Additional acreage is available - please reach out to the listing agent for more information!

MLS ID: 20240467

Status Category: Pending

Listing Category: Residential

Area, sq ft: 1440 sq ft

Zone: R2
Year built: 1960
Bedrooms: Three
Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: G
Den Level: -
Other 2 Level: -
Basement: Finished
Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer
Wood Stove: Wood
Miscellaneous Features: Ceiling-beamed, Ceiling-vaulted

UTILITIES

Heat Source: Baseboard, Radiant, Ductless Mini Split Sys
Hot Water: Propane
Plumbing: Mixed
Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway
Style: Ranch
Construction: Frame/stick
Porch: Deck, Screened Porch
Other Buildings: Guest House

Views: Meadow, Mountain, Panoramic

Lot Dimensions: Variable

LOCATION DETAILS

Area/Town: Rochester
Lot/Site: Rural
Directions: From 209 Turn Onto Queens Hwy, House Is 3.5 Miles Down On The Right

LISTED BY

Office Name: Compass Greater Ny, Llc
Agent First Name: Katy
Agent 2 First Name: Jason

Acreage: 4.3
Age: 61-100
Full Baths: Three
Dining Room Level: 1
Family Room Level: G
Bedroom 2 Level: 1
Bedroom 4 Level: -
Other 1 Level: -
SqFt 1st: 1440
Attic: Storage

Flooring: Ceramic, Concrete, Hardwood

Cooling/Air Conditioning: Ductless Split Ac Units
Additional Interior Features: Sliding Glass Doors

Heating Fuel: Electric, Propane
Water: Drilled Well
Electricity: 200 Amps
Utility Level: G

Driveway: Gravel
Style: Ranch
Siding: Wood
Roof: Asph Shingle
Lot Features: Landscaped, Level, Meadow, Slope-gently, Slope-moderate, Wooded
Additional Exterior Features: Stand By Generator, Hot Tub, Landscaped, Fully Fenced, Screened Porch
Lot: 19

School District: Rondout Valley Schools
County: Ulster County

Office 2 Name: Compass Greater Ny, Llc
Agent Last Name: Porte
Agent 2 Last Name: Nadeau



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