



**ESOPUS**  
242 River Rd, Ulster Park, NY 12487

<https://gristmillrealestate.com>

**\$1,000,000**

VIEWES VIEWES VIEWES! Looking for a magnificent home on the scenic Hudson River? This is the one for you! Featuring views of the historic Esopus Meadows Lighthouse and absolutely breathtaking panoramic river views. This expansive home provides a perfect blend of tranquility and luxury. Sitting on 1.3 acres perched high above the river. This home is impeccably designed. Pella windows bathe the interior in natural light and frame the picturesque Hudson River and Lighthouse with views from virtually every room. This 4 bedroom, 3.5 bathroom home features an open-concept layout, seamlessly connecting the living spaces. The gourmet kitchen, a focal point of the home, is equipped with top-of-the-line appliances, custom cabinetry, and an expansive island. Radiant heated floors throughout the house add an extra touch of warmth and comfort. There are two primary bedrooms, each with its own en suite bathroom. The spa-like bathrooms provide a luxurious retreat within the home. The bedrooms themselves are spacious and feature their own private balconies offering a front-row seat to the changing tides and the iconic Esopus Meadows Lighthouse. Entertain family and friends in the large recreation room, complete with even more river views as well as a dry bar, a perfect space for gatherings and celebrations. There is also another large, and completely separate storage room. This home goes beyond aesthetics with practical features like a whole house water filtration system and a GENERAC 20kW back-up generator. Also, includes top of the line Solar Panels that are owned, and covered the entire cost of electricity for the home (they installed twice the recommended amount of panels). Every detail has been carefully considered to create a residence that not only captures the essence of luxury living but also prioritizes functionality. In summary, this Hudson Riverfront property is a rare gem, offering unparalleled views, luxurious living spaces, and a perfect blend of indoor and outdoor amenities. Another bonus the property has deeded rights to the River and the right to maintain a floating dock. Don't miss the opportunity to make this dream home your reality. Schedule a viewing today and experience the epitome of riverfront living!

**MLS ID:** 20240485

**Status Category:** Active

**Zone:** Rf2

**Survey:** Y

**Age:** 21-40

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Den Level:** L

**Basement:** Finished, Full, Walk Out, Interior Access

**Listing Category:** Residential

**Area, sq ft:** 5000 sq ft

**Acreage:** 1.3

**Year built:** 2001

**Bedrooms:** Four

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** L

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** L

**SqFt 1st:** 5000

**Other Rooms:** Great Room, Utility Room

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Garbage Disposal, Jennaire Type, Microwave, Oven-built In, Range, Range Hood, Refrigerator, Washer, Water Softener, Energy Star Appliances, Whole House Filter System

**Fireplace Description:** Gas, Zero Clearing

**Cooling/Air Conditioning:** Ceiling Fan, Central, Zoned, Ductless Split Ac Units

**Additional Interior Features:** Walk In Closets, Skylights, 9 Ft. Ceilings, Master Bath, Sliding Glass Doors, Garage Door Opener, Water Filter, Smoke Detector, Carbon Monoxide Detector

**Flooring:** Ceramic, Hardwood, Marble, Radiant

**Fireplace Location:** Living Room

**Miscellaneous Features:** Bar-dry, Security System

## UTILITIES

**Heat Source:** Central, Forced Air, Hot Water, Radiant, Steam, Zoned, Inground Fuel Tank, Ductless Mini Split Sys

**Hot Water:** Gas

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 200 Amps, Stand By Generator

**Utility Level:** L

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Blacktop

**Style:** Ranch

**Siding:** Stucco

**Roof:** Asph Shingle

**Lot Features:** Private, Secluded, Slope-gently, Water Frontage

**Water Features:** River, Water Access, Water Front

**Additional Exterior Features:** Balcony, Outside Lighting, Solar Panel Own

**Lot:** 10.100

**Garage/Parking Extras:** Driveway, 2-car

**Style:** Ranch

**Construction:** Frame/stick

**Porch:** Deck, Patio

**Other Buildings:** Shed

**Views:** Water, Panoramic, River

**Water Ways:** Hudson River

**Lot Dimensions:** 1.3

## LOCATION DETAILS

**Area/Town:** Esopus

**Lot/Site:** Hamlet/village

**Directions:** From 9w-south Take A Left On River Road In Port Ewen. House Is 2.5 Miles Down On The Right Hand Side. If You Get To Lighthouse Park You've Gone Too Far. It's The Driveway Right Before The Park. Look For Sign

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

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