

## **ROCHESTER**

25 Cleveland Dr, Kerhonkson, NY 12446

\$925,000

https://gristmillrealestate.com

As you wind down the private lane that curves through the woods and over the trickling stream, you'll admire the seclusion that this 12-acre property offers - located just minutes to so many Hudson Valley attractions. Sited in the bright center of three adjoining parcels, and surrounded by lush forest is this tastefully appointed, well maintained three-bedroom cape with plenty of room to spread out. Take in the beautifully manicured grounds, and impeccable stone retaining wall along with the scent of peonies in the spring that welcome you to the front entrance. The convenient mudroom includes ample space to hang your winter coats; your feet will stay toasty warm with its radiant heat. The main living area features vaulted ceilings, wood beams, and skylights that flood the rooms with warm afternoon light year-round. Cozy up to the lotul wood burning stove in the cooler months with a good book. The well-appointed open kitchen features stone countertops, custom cabinetry, stainless-steel appliances, a wine fridge, radiant heating, and plenty of room to dine-in. Enjoy meals with friends and loved ones on the spacious, newly rebuilt front deck accessed via the kitchen. Two amply sized bedrooms and a full bath are located on the first floor with large windows that perfectly frame the grounds just outside. Relax in the custom-built cedar hot tub in the warm afternoon sun and take in the sweet aroma of the lilacs that line the rear deck. Enjoy the sights and sounds of nature on the rear deck while relaxing with friends. Upstairs you'll find the generously sized primary bedroom and en suite bathroom with a soaking tub framed below a large window, complete with a tiled shower. The loft makes for a great sitting area or office that overlooks the living area below. Downstairs boasts a dry finished basement complete with a media room, separate den, laundry area, and half bathroom - large enough to host your out-of-town guests or make it a quiet workstation. The generously sized utility room has its own exterior access. Host a party in your oversized post and beam one car garage and dance the night away. Plenty of storage above in the loft accessed by a sliding ladder. Don't forget to take a stroll down the hill to your own private stream, accessed to the left of the garage, and soak in nature on the warm summer days. Enjoy all the area has to offer year-round, including endless hiking options at the Mohonk Preserve, local beer, cider, and dining at Arrowood Farms, Westwind orchard, Mill & Main, Wildflower, as well as luxury membership amenities found at Inness including golf, tennis, swimming, fine dining, and lodging. Not to mention all the conveniences of nearby Stone Ridge, Woodstock, Kingston, Rosendale, and New Paltz - just a two-hour drive from the George Washington Bridge.

**MLS ID:** 20240562

Status Category: Pending

Zone: R2 Survey: Y Age: 21-40 Full Baths: Two

Living Room Level:  $\boldsymbol{1}$ 

Kitchen Level: 1

**Listing Category:** Residential

Area, sq ft: 2440 sq ft

Acreage: 12.8
Year built: 1993
Bedrooms: Three
Half Baths: One

Dining Room Level: 1 Family Room Level: -

Bedroom 1 Level: 1 Bedroom 3 Level: 2 Other 1 Level: -SqFt 1st: 1060

Basement: Finished, Full, Walk Out, Interior Access

Date added: Added 1 year ago

Flooring: Ceramic, Hardwood

Cooling/Air Conditioning: Ceiling Fan, Central, Zoned,

Ductless Split Ac Units

Bedroom 2 Level: 1

Bedroom 4 Level: -

Other Rooms: Den

Other 2 Level: -

SqFt 2nd: 480

**INTERIOR FEATURES** 

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

Wood Stove: Freestanding, Wood

Additional Interior Features: Insulated Doors, Insulated

Windows, French Doors

UTILITIES

Heat Source: Baseboard, Radiators

Heating Fuel: Oil

Water: Drilled Well

Electricity: 200 Amps

Sewer: Septic-ingr.

**EXTERIOR FEATURES** 

Garage Type: Garage Detached Driveway: Gravel

Style: Cape Construction: Frame/stick

Siding: Wood Porch: Deck

Roof: Asph Shingle Lot Features: Landscaped, Private, Wooded

Water Features: Stream Additional Exterior Features: Hot Tub

Lot Dimensions: 12.80 Acres Lot: 312

**LOCATION DETAILS** 

Area/Town: Rochester School District: Rondout Valley Schools

Lot/Site: Rural County: Ulster County

**Directions:** From Stone Ridge, Take Route 209 South, Turn Right Onto Samsonville Rd. In 1.3 Miles Turn Left Onto Cherrytown Rd. In 1.4 Miles Turn Left Onto Rouge Harbor Rd. In 800 Ft Turn Left Onto Cleveland Dr And Continue Down Private

Road 0.2 Mile To House At End.

**LISTED BY** 

Office Name: Halter Associates Realty Agent First Name: Andrew

Agent Last Name: Condon



Contact us

Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

