



ROCHESTER
25 Cleveland Dr, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

\$925,000

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 Jotul 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: 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 7 months ago

Bedroom 2 Level: 1

Bedroom 4 Level: -

Other 2 Level: -

SqFt 2nd: 480

Other Rooms: Den

INTERIOR FEATURES

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

Wood Stove: Freestanding, Wood

Additional Interior Features: Insulated Doors, Insulated Windows, French Doors

Flooring: Ceramic, Hardwood

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

UTILITIES

Heat Source: Baseboard, Radiators

Water: Drilled Well

Sewer: Septic-ingr.

Heating Fuel: Oil

Electricity: 200 Amps

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Cape

Siding: Wood

Roof: Asph Shingle

Water Features: Stream

Lot Dimensions: 12.80 Acres

Driveway: Gravel

Construction: Frame/stick

Porch: Deck

Lot Features: Landscaped, Private, Wooded

Additional Exterior Features: Hot Tub

Lot: 312

LOCATION DETAILS

Area/Town: Rochester

Lot/Site: Rural

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.

School District: Rondout Valley Schools

County: Ulster County

LISTED BY

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