

## ROCHESTER

162 Schwabie Turnpike, Kerhonkson, NY 12446

\$329,000

https://gristmillrealestate.com

Ideally situated on a quiet country road in highly sought after Kerhonkson is this quaint cabin ranch-style home sited on 5.90 acres and easily accessible to trails and hiking to 35.50 acres of DEP land across the road. Beautiful wood floors, copious amounts of natural light and an open layout create an inviting atmosphere. Enter through the front door into the warm and welcoming living room that creates a perfect space for entertaining or simply relaxing. The woodburning fireplace is sure to create a cozy ambiance for those chilly nights. Spacious eat-in-kitchen has clever built in storage and cabinet space. The primary bedroom is spacious with a walk in closet and full bath with shower and separate jacuzzi tub. The other two bedrooms and guest bathroom are located on the other side of the home offering privacy. Separate laundry area. The central air will keep you cool in the summer months. Enjoy the mountain view from the expansive rear deck. Generous outdoor space in the private backyard to create gardens plus a sloped forest with trails make this an idyllic location. Recent improvements include new windows and flooring throughout. This could be your ideal home base for Upstate adventuring with several popular spots nearby including Kelder's Farm, Arrowood Farm Brewery, Westwind Orchard & Cidery, Mill and Main and Inness golf course. Minutes to Minnewaska State Park and Mohonk Preserve. You will find no shortage of ways to spend your time here!

MLS ID: 20240582

Status Category: Pending

Zone: Res

Year built: 1999
Bedrooms: Three
Living Room Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: 1

Living Room Room Size: 23 X 17 Bedroom 1 Room Size: 15.5 X 12.5 Bedroom 3 Room Size: 12.5 X 11.5

Other Rooms: Utility Room

## **INTERIOR FEATURES**

Kitchen Description: Eat In

Flooring: Laminate

Fireplace Location: Living Room

**Listing Category:** Residential

Area, sq ft: 1200 sq ft

Acreage: 5.9
Age: 21-40
Full Baths: Two
Kitchen Level: 1
Bedroom 2 Level: 1
Saft 1st: 1200

Kitchen Room Size: 12.5 X 13 Bedroom 2 Room Size: 12.5 X 11.5

Basement: Slab

Date added: Added 2 years ago

Appliances: Dishwasher, Range, Range Hood, Refrigerator

Fireplace Description: Stone, Wood Cooling/Air Conditioning: Central

Miscellaneous Features: Ceiling-vaulted

**Additional Interior Features:** Insulated Windows, Walk In Closets, Master Bath, Sliding Glass Doors, Whirlpool Tub, Smoke Detector, Carbon Monoxide Detector

**UTILITIES** 

Heat Source: Forced Air Hot Water: Propane Plumbing: Mixed Sewer: Septic-ingr.

**Utility Room Size:** 5 X 7

Heating Fuel: Propane Water: Drilled Well Electricity: 200 Amps Utility Level: 1

**EXTERIOR FEATURES** 

**Driveway:** Gravel

Style: Manufact. Home B/a 1976

Siding: Wood

Roof: Asph Shingle Views: Mountain

**Lot:** 32.200

**Style:** Manufactured Home **Construction:** Frame/mod

Porch: Deck, Open

Lot Features: Level, Slope-gently Lot Dimensions: 5.90 Acres

**LOCATION DETAILS** 

Area/Town: Rochester School District: Rondout Valley Schools

Lot/Site: Rural County: Ulster County

**Directions:** Route 209 South To Right Onto Samsonville Rd (county Rt. 3). Turn Left Onto Upper Cherrytown Rd. Turn Right Onto Schwabie Turnpike. Go Approximately 1.6 Miles. House On

Left.

**LISTED BY** 

Office Name: Berkshire Hathaway Homeservices Nutshell

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