



OLIVE
250 Acorn Hill Rd, Olivebridge, NY 12461

\$2,385,000

<https://gristmillrealestate.com>

This exquisite residence offers a harmonious blend of opulence and functionality, with every detail carefully curated to provide the utmost comfort and convenience. Upon entering, you'll be captivated by impeccable interior features. Custom and pocket doors seamlessly connect living spaces, allowing for effortless flow and privacy when needed. Thoughtfully designed custom built-ins throughout the home provide ample storage and organization options. The perfect blend of European white oak floors, boasting a generous 7-inch width and polished concrete floors throughout the home exude an air of sophistication. A cleverly concealed Murphy bed offers the perfect solution for hosting guests while maximizing space. The guest suite on the main level defines luxury, featuring premium Watermark fixtures in the bathroom, elegant Blue Roma Quartzite accents, a lavish tiled shower and a balcony that beckons you to experience the great outdoors. An additional guest bedroom situated on the lower level with exterior access showcases custom concrete flooring and integrated built-in shelving, combining function with contemporary design. The lower level bathroom mirrors the opulent theme, featuring high-quality fixtures and a space-saving wall-mounted Toto toilet. The gourmet kitchen is a chef's delight, equipped with stainless steel appliances by Fisher Paykel, a custom paneled refrigerator, a coffee bar and an array of custom built-ins. A striking Clé tile backsplash and leathered Verde Borgonia custom island and countertop elevate your culinary experience. The primary suite upstairs is a sanctuary of indulgence boasting walls of windows for those expansive Catskill Mountain views. The luxurious bathroom features a custom tub with an integrated sink adorned with Patagonia Rose marble and a wall-mounted Toto toilet. The living and dining areas are thoughtfully designed for comfort and entertainment. Cozy up by the Jotul stove on chilly evenings, creating a welcoming ambiance. An abundance of natural light streams through custom Marvin 11 ft sliding doors and windows, offering picturesque mountain views. Polished concrete floors and a chic, custom soapstone storage bench bring contemporary style into the living space. Step outside onto the Siberian Larch deck, where you can bask in the serenity of your natural surroundings. This residence is equipped with all the modern conveniences. UV light and water softener systems ensure premium water quality throughout the property. A robust 200-amp electrical service caters to all your power needs. Rest assured with a whole-house generator, ensuring uninterrupted power supply. An alarm system provides security and peace of mind. Custom HVAC vents ensure efficient heating and cooling, maintaining your ideal indoor climate. Radiant heated floors and closed-cell spray foam insulation guarantee year-round comfort and energy efficiency. The exterior is a true oasis, seamlessly blending with the natural surroundings. Relax and refresh with the Dundalk cedar sauna and private outdoor shower. Immaculate professional landscaping, complete with an irrigation system and custom lighting enhances the beauty of the outdoors. Privacy and security are paramount with bluestone walls, custom fencing and a gated entry. A separate studio building offers endless possibilities for creativity and recreation. The lower level of the property features a fire pit, intriguing rock ledge/outcroppings and a serene nature trail for exploration. Indulge in the luxurious 16 x 40 custom gunite pool featuring an automated cover, custom lighting and sun ledge for sunbathing. Unwind on the Siberian Larch pool deck and revel in the convenience of the pool-side wet bar complete with an ice maker, refrigerator and soapstone countertop. This property transcends mere bricks and mortar; it embodies a lifestyle of unparalleled luxury and comfort. Don't miss the opportunity to make this exceptional residence your private Catskills retreat.

MLS ID: 20240586

Status Category: Active

Zone: 05 - Rr3

Survey: Y

Age: New Construction

Full Baths: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: L

Basement: Full, Walk Out

Amenities: Pool-in Ground, Sauna, Other/see Remarks

Virtual Tour:

<https://sundaespaces.aryeo.com/sites/doqjkzn/unbranded>

Listing Category: Residential

Area, sq ft: 2119 sq ft

Acreage: 11

Year built: 2023

Bedrooms: Three

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

SqFt 1st: 1183

Other Rooms: Breezeway, First Floor Bedroom

Status: [2](#)

Date added: Added 9 months ago

INTERIOR FEATURES

Kitchen Description: Gourmet

Flooring: Concrete, Hardwood, Other/see Remarks, Radiant

Cooling/Air Conditioning: Central, Zoned

Additional Interior Features: Insulated Doors, Insulated Windows, Low E Windows, Dig.I Program Thermostat, Master Bath, Sliding Glass Doors, Sauna/steam Room, Smoke Detector, Carbon Monoxide Detector

Appliances: Dishwasher, Dryer, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer, Other/see Remarks

Wood Stove: Wood

Miscellaneous Features: Ceiling-vaulted, Security System, Other/see Remarks

UTILITIES

Heat Source: Forced Air, Radiant, Other/see Remarks, Stand By Generator, Zoned

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/Parking Extras: Driveway

Style: Contempo

Construction: Frame/stick, Other/see Remarks

Porch: Deck

Other Buildings: Studio, Other/see Remarks

Views: Mountain, Panoramic

Lot Dimensions: 11.0

Driveway: Gravel

Style: Contempo

Color: Black

Roof: Asph Shingle, Metal

Lot Features: Landscaped, Private, Secluded, Slope-moderate, Other/see Remarks

Additional Exterior Features: Stand By Generator, Partial Fenced, Inground Pool, Landscaped, Outside Lighting

Lot: 7.120

LOCATION DETAILS

Area/Town: Olive

Lot/Site: Rural

Directions: At The Traffic Circle, Take The 2nd Exit Onto Ny-28 W. Turn Left Onto Reservoir Rd. Reservoir Rd Turns Left And Becomes B W S Rd. Continue Onto Ny-28a W. Left Onto Samsonville Rd. Continue Straight Onto Acorn Hill Rd. Driveway On Right. House #250

School District: Oteora Central

County: Ulster County

LISTED BY

Office Name: Corcoran Country Living

Agent First Name: Richard

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Office 2 Name: Corcoran Country Living

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