



**SHANDAKEN**  
120 Beaverkill Rd, Mt Tremper, NY 12457

<https://gristmillrealestate.com>

**\$949,000**

Welcome to your mountainside sanctuary! Nestled among the majestic peaks of Mt. Tremper, this modern, up-to-date, one-story home, built for a New York based artist in 2005, offers an unparalleled blend of contemporary living and natural beauty. Step into your own artistic haven with a spacious 1000 square foot artist's studio, perfect for unleashing your creativity amidst inspiring mountain vistas. Need space for guests? No problem! A charming 450 square foot guest cottage awaits, providing comfort and privacy for friends and family. Need more bedrooms? Also no problem, you could easily create up to three bedrooms and an extra bathroom out of the copious studio! The full basement means all your plumbing and electric are easily accessible too. The open-plan living area, kitchen and loft include a beautiful, zero clearing, wood-burning, high efficiency fireplace, which provides cozy, winter warmth. Savor breathtaking views of the surrounding mountains from your expansive deck and screen-porch, where every sunrise and sunset paints the sky with vibrant hues. Embrace the serenity of nature while enjoying the seclusion and tranquility that this mountainside retreat offers. With eco-conscious living in mind, this home boasts solar panels, ensuring sustainable energy usage and lower utility costs. Revel in the comfort of the home's brand new, high-efficiency, on-demand heating & domestic hot water system, providing low-cost climate control for ultimate comfort. The house has central AC and the guest cottage has a heat-pump/AC split and a small wood stove. Close to Woodstock, Phoenicia, restaurants, shopping and the NYS Thruway, whether you're seeking a peaceful escape or a creative oasis, this mountainside masterpiece promises a lifestyle of luxury, serenity, and inspiration. Don't miss your chance to make this dream retreat your reality!

**Addendum:** The home owns several acres going down the mountain slope, consequently the views are easily maintainable or expandable. There's a flatter area perfect for a pool just below the back deck. Solar panels are owned. Full set of original building plans convey with property.

**MLS ID:** 20240589

**Status Category:** Pending

**Zone:** R1

**Year built:** 2005

**Bedrooms:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** .

**Den Level:** .

**Other 2 Level:** .

**Listing Category:** Residential

**Area, sq ft:** 2234 sq ft

**Acreage:** 5.76

**Age:** 11-20

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** .

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** .

**Other 1 Level:** .

**SqFt 1st:** 2, 234

**Living Room Room Size:** 14 X 17

**Dining Room Room Size:** 13 X 13

**Bedroom 2 Room Size:** 12 X 16

**Basement:** Full

**Date added:** Added 6 months ago

**Kitchen Room Size:** 9 X 15

**Bedroom 1 Room Size:** 11 X 13

**Other Room 1 Size:** 26 X 40

**Other Rooms:** Loft, Studio

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

**Fireplace Description:** Zero Clearing

**Wood Stove:** Freestanding, Wood

**Flooring:** Ceramic, Concrete, Hardwood, Wood

**Fireplace Location:** Living Room, Other/see Remarks

**Cooling/Air Conditioning:** Heat Pump

## UTILITIES

**Heat Source:** Baseboard, Heat Pump

**Water:** Drilled Well

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

**Utility Level:** .

**Heating Fuel:** Electric, Propane

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Carport Detached

**Style:** Contempo

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Adjacent To State Land, Private, Slope-gently, Wooded

**Water Ways:** Beaverkill

**Lot Dimensions:** 5.76

**Style:** Ranch

**Construction:** Frame/stick

**Porch:** Deck, Patio

**Other Buildings:** Guest House

**Views:** Mountain

**Additional Exterior Features:** Solar Panel Own

**Lot:** 36

## LOCATION DETAILS

**Area/Town:** Shandaken

**County:** Ulster County

**School District:** Onteora Central

**Directions:** Take Rt 212/mill Hill Rd Toward Bearsville. Bear Left Onto Wittenberg Rd. Follow To End. Stay Straight To Cross The Intersection On To Plank Rd Then Turn Right Onto Miller Rd. Go To End. Bear Right, Road Name Changes To Beaverkill Rd. Keep Left For #120.

## LISTED BY

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