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\$819,000

This very private residence offers one of the best views of the Catskills in the Hudson River Valley. Turn-key and immaculately maintained, it features an open concept great room that combines kitchen, dining and living room. The kitchen has custom cherry cabinetry, granite countertops, backsplash and stainless appliances. The dining and living rooms share a vaulted ceiling and there is a wood-burning fireplace. All enjoying the western vista from inside and out to the deck with pergola and blue stone terrace to the north of the home. Main level offers primary bedroom and bath, bedroom, hall bath and private guest suite with its own entrance. The guest suite has foyer, bedroom, den/office and bath. In addition, there are laundry facilities on the main level. The lower level has a walk-out family room with woodstove, bath and utility/storage room. A heated, two-car garage is accessed from the family room. The residence features hardwood floors, Anderson tilt sash windows, a 22 KW stand-by generator, alarm system and CA. The residence is sited on 3.7 acres with professionally landscaped gardens surrounding the house offering a myriad collection of perennials, specimen ornamental shrubs and trees. To the rear is a well-established, enclosed vegetable and cutting garden and a two-story garden shed to store all the landscaping equipment. A brief walk brings you to a lovely pond shared by all the neighbors. The property is convenient to Red Hook, Tivoli, Germantown, Livingston and the TSP. Amtrak is available in Rhinecliff and Hudson. Enjoy fine dining at No. Dutchess and So. Columbia Co farm-to-table eateries and farm markets, as well as local breweries and distilleries. Hudson is close by, as is Rhinebeck, and there is all that Bard has to offer at the Fisher Center. Lake Taghkanic is minutes away for swimming and kayaking. New York City is approximately two hours away.

Addendum: There is an additional 3-acre parcel available #6294852. \$40/yr HOA fee to maintain communal pond area.

MLS ID: 20240594 Status Category: Active Zone: 210 Survey: Y Age: 21-40 Bathrooms: 4 Half Baths: One Dining Room Level: 1 Family Room Level: 1 Family Room Level: B Bedroom 2 Level: 1 Den Level: 1 Other 2 Level: B Basement: Full, Walk Out, Interior Access, Garage Access Listing Category: Residential Area, sq ft: 1836 sq ft Acreage: 3.7 Year built: 1988 Bedrooms: Three Full Baths: Three Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 Other 1 Level: B SqFt 1st: 1836 Attic: Other/see Remarks Other Rooms: Bedroom, Den, Utility Room, Main Bedroom, First Floor Bedroom Status: 2 Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer Fireplace Description: Wood Wood Stove: Wood Miscellaneous Features: Ceiling-vaulted

Amenities: Other/see Remarks

Total Rooms: 8

Flooring: Ceramic, Wood, Other/see Remarks

Fireplace Location: Living Room

Cooling/Air Conditioning: Central

Additional Interior Features: Master Bath, Sliding Glass Doors, Electric Stove Connection, Washer Connection, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

UTILITIES

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

Heating Fuel: Oil Water: Drilled Well Electricity: 200 Amps Utility Level: B

EXTERIOR FEATURES

Garage Type: Drive Under Driveway: Blacktop Style: Contempo, Ranch Siding: Cement/hardiboard Roof: Asph Shingle Lot Features: Additional Land Available, Landscaped,

Secluded, Slope-gently, Other/see Remarks

Water Features: Pond, Walk To Beach

Lot Dimensions: 3.7

LOCATION DETAILS

Area/Town: Dutchess

Lot/Site: Rural

Directions: From Rhinebeck, N On 9, R On Buckwheat, R On 8, L On Taghkanic, R On Green Acres, Bear Left On N. Gold To End Of Road.

LISTED BY

Office Name: Houlihan Lawrence-r

Agent First Name: Vicki Agent 2 First Name: Harry Garage/Parking Extras: Under, 2-car Style: Contempo **Construction:** Frame/stick Porch: Deck, Open, Patio Other Buildings: Barn Views: Mountain

Additional Exterior Features: Stand By Generator, Landscaped, Fence Lot: -2-24

School District: Germantown Central Schools County: Columbia County

Office 2 Name: Houlihan Lawrence-r Agent Last Name: Hickman Agent 2 Last Name: Hill



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