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# \$574,000

The Gardiner NY area is known as a destination for nature lovers of all sorts -and are a vast playground for climbers, hikers, and bicyclists. Sheer rock faces and huge ice-age boulders draw nature enthusiasts here from downstate and far beyond to enjoy the unique terrain.5 miles from the entrance to Minnewaska State Park and ½ mile from the Mohonk Preserve Visitor Center, this airy contemporary ranch has around 5 trails that start or end on the property, as documented in the Climbers Guide to the Shawangunks, The Near Trapps / Millbrook by Dick Williams. The property runs all the way up the cliff to the blue trail connecting to more than 30,000 acres comprising The Mohonk Preserve and Minnewaska State Park. All of this is to say that this property's stunning 7.9 acres are an intricate, storied part of the Shawangunk Mountain Range, renowned for its wildness and beauty - it is gorgeous country. Set among this acreage is a contemporary escape whose wood-clad cinderblock structure fits in perfectly with its surroundings. The vibe inside is fresh, modern, and light with perfect rustic touches contributed by the wood beams supporting the charming sleeping loft, the warm wood floors, wood doors, and a woodstove that's just right for the living room. Windows are strategically placed to let the beauty of the acreage adorn the living spaces; even in darkness, you feel enveloped by and connected to the wide, natural world outside. With 2 bedrooms and 1 bath this home has just the right amount of space, offering an opportunity to keep it simple as a cabin in the woods is meant to be. If the sounds of bird calls and seasonal streams (yes, there is a stream!), the smell of earth and of trees, and the sights of changing seasons are what you long for, come for a tour before someone else finds YOUR hideaway.

MLS ID: 20240609 Listing Category: Residential Status Category: Pending Area, sq ft: 1100 sq ft Zone: Res 1 Acreage: 7.9 Year built: 1950 Survey: Y Age: 61-100 Bedrooms: Two Full Baths: One Living Room Level: 1 Kitchen Level: 1 Dining Room Level: 1 Bedroom 1 Level: 1 Family Room Level: 1 Bedroom 2 Level: 1 Den Level: 1 SaFt 1st: 1100 Basement: Crawl Attic: Stair/crawl Virtual Tour: https://my.matterport.com/show/?m=PyxggDi1rB5&brand=0

Date added: Added 1 year ago

#### **INTERIOR FEATURES**

Appliances: Dishwasher, Dryer, Oven-built In, Refrigerator, Washer

Fireplace Description: Free Standing, Wood

Wood Stove: Wood Additional Interior Features: Sliding Glass Doors, Washer Connection, Gas Dryer Connection, Carbon Monoxide Detector

## UTILITIES

Heat Source: Baseboard Hot Water: Electric Plumbing: Mixed Sewer: Septic-ingr. Flooring: Mixed, Wood

Fireplace Location: Family Room Miscellaneous Features: Ceiling-vaulted, French Doors

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

### **EXTERIOR FEATURES**

Garage/Parking Extras: Driveway, Off Street Style: Ranch Construction: Steel, Block Porch: Deck Other Buildings: Shed

Views: Mountain, Panoramic Additional Exterior Features: Partial Fenced Lot: 33

### LOCATION DETAILS

Area/Town: Gardiner County: Ulster County

#### LISTED BY

Office Name: Coldwell Banker Village Greenn Agent Last Name: Parrotta Driveway: Blacktop Style: Contempo, Ranch Siding: Wood Roof: Asph Shingle Lot Features: Adjacent To State Land, Cliffs, Private, Rock Outcrop, Wooded Water Features: Seasonal, Stream Lot Dimensions: 7.9 Acres

School District: New Paltz Schools Directions: Use Gps

Agent First Name: Antonio



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