



**SULLIVAN**

463 Rose Valley Rd, Monticello, NY 12701

<https://gristmillrealestate.com>

**\$599,900**

This is the one you have been waiting for! Amazing renovation, impeccable attention to detail, and move-in ready, this home is all new from the ground up! Fabulous country abode offers a style-conscious and natural-modern vibe. In this split-level home which offers 5 BR's and 2 gorgeous bathrooms there is more than meets the eye. The finishes are upscale and fashion-forward including ceiling mounted mini-splits, solid core doors, tiled baths, all new hardwood Red Oak sparkling floors, steel steps (no squeaking !!), and more! All the work was recently done and current with a neutral color palette - perfect for every buyer's desires. Lots of natural light, indoor storage, outdoor spaces to breathe in the fresh mountain Catskills air, a level yard and woods to roam... Expansive private deck and patio with hook-up for hot tub, generator, and a two-car detached garage with electric! WOW! This is really all you could possibly ask for! The grounds offer natural surroundings, wildlife, magical woodland, room to play, garden, a place for hot tub and a pool, and more. Enjoy your privacy with convenience to shopping, Route 17 for commuting, Resorts World Casino, Bethel Woods Center for the Arts, Holiday Mountain Ski Slopes and Fun Park and the luxury of country -living at its finest!

**MLS ID:** 20240628

**Status Category:** Active

**Zone:** Res

**Survey:** Y

**Age:** 61-100

**Bathrooms:** 2

**Living Room Level:** 2

**Kitchen Level:** 2

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 1

**SqFt 1st:** 1061

**Attic:** Scuttle

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 2122 sq ft

**Acreage:** 6.98

**Year built:** 1960

**Bedrooms:** Five

**Full Baths:** Two

**Dining Room Level:** 2

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 1

**SqFt 2nd:** 1061

**Other Rooms:** Utility Room

## INTERIOR FEATURES

**Appliances:** Dishwasher, Range, Refrigerator

**Wood Stove:** Freestanding, Wood

**Flooring:** Hardwood, Mixed

**Cooling/Air Conditioning:** Ductless Split Ac Units

**Additional Interior Features:** Insulated Windows, Sliding Glass Doors, Washer Connection, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Baseboard, Zoned, Ductless Mini Split Sys

**Hot Water:** Electric

**Sewer:** Septic-ingr.

**Heating Fuel:** Electric

**Water:** Drilled Well

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Split Level

**Construction:** Frame/stick

**Roof:** Asph Shingle

**Additional Exterior Features:** Outside Lighting

**Lot:** 28.2

**Garage/Parking Extras:** 2-car

**Style:** Split Level, Two Story, Raised Ranch

**Porch:** Deck, Open, Patio

**Lot Features:** Level, Slope-gently, Wooded

**Lot Dimensions:** 670x425

## LOCATION DETAILS

**Area/Town:** Sullivan

**Lot/Site:** Rural

**Directions:** Rose Valley Road See Sign

**School District:** Monticello Central Schools

**County:** Sullivan County

## LISTED BY

**Office Name:** Malek Properties, Inc.

**Agent Last Name:** Malek

**Agent First Name:** Carol



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

