



ROCHESTER
Kerhonkson, NY 12446

<https://gristmillrealestate.com>

\$269,000

Escape the chaos and find your sanctuary amidst the tranquility of nature in this updated ranch home, nestled in the heart of the state forest preserve. Located just minutes from Vernooey Falls trail, outdoor enthusiasts will relish the opportunity to explore the breathtaking beauty of the surrounding Catskill Park. Just a short ride away, you'll discover endless adventures awaiting at the Ashokan Reservoir trails, Lake Minnewaska, and the Mohonk Preserve, where hiking, biking, and birdwatching opportunities abound. Immerse yourself in the boundless wonders of the great outdoors. Thoughtfully updated for modern living, this three bedrooms, 1.5 bath ranch boasts hardwood floors throughout providing ample space for relaxation, rejuvenation or WFH. Spectrum Wi-Fi is available, and the electrical service has been upgraded. The updated country kitchen provides the perfect setting for culinary adventures. Additional updates to windows and doors throughout the home allow natural light to flood the living spaces, creating an inviting atmosphere for gathering with loved ones or unwinding in solitude. The spacious deck, off the kitchen, offers a peaceful retreat for enjoying morning coffee or hosting summer barbecues. A full basement and shed provide ample storage for bikes, kayaks and skis. Experience this competitively priced blend of comfort, convenience, and natural beauty in this country retreat away from the hustle and bustle. Don't miss your chance to make this serene haven your own.

MLS ID: 20240716

Status Category: Active

Zone: R5

Year built: 1970

Bedrooms: Three

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Basement Level: B

Basement: Full, Walk Out

Status: [2](#)

Date added: Added 1 year ago

Listing Category: Residential

Area, sq ft: 1100 sq ft

Acreage: 0.19

Age: 41-60

Full Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

SqFt 1st: 1100

Attic: Scuttle

Virtual Tour: <https://tour.vht.com/434375028/IDX>

INTERIOR FEATURES

Kitchen Description: Country

Appliances: Dryer, Range, Refrigerator, Washer

Flooring: Hardwood

Additional Interior Features: Insulated Doors, Insulated Windows

UTILITIES

Heat Source: Forced Air

Hot Water: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Oil

Water: Community

Electricity: 200 Amps, Stand By Generator

Utility Level: B

EXTERIOR FEATURES

Garage/Parking Extras: Off Street, 2-car

Style: Ranch

Construction: Frame/stick

Siding: Aluminum

Roof: Asph Shingle

Lot Dimensions: 0.19

Driveway: Gravel

Style: Ranch

Color: Blue

Porch: Deck

Other Buildings: Shed

Lot: 13

LOCATION DETAILS

Area/Town: Rochester

County: Ulster County

School District: Rondout Valley Schools

Directions: Samsonville Road To Cherrytown Road To Upper Cherrytown Road To Lakeview Terrace. #8 On Right Side, Dark Blue With Yellow Door.

LISTED BY

Office Name: Berkshire Hathaway Homeservices Nutshell Realty

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