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# \$459,000

Discover the unbeatable charm of this Hudson Valley retreat. Nestled on 2.6 acres of serene land along a tranquil road, this residence boasts proximity to Kingston, New Paltz, and Rosendale, offering prime access to one of the Hudson Valley's premier bass and carp fishing spots. Sturgeon Pool, just a mile away, provides 4.4 miles of shoreline for kayaking, canoeing, and fishing adventures right at your doorstep. The ranch-style home features 2 bedrooms and 1.5 baths, an inviting eat-in kitchen and a cozy living room adorned with a brick fireplace and pine bookshelves. An attached 2-car garage with ample room for workbench leads to a sunlit breezeway connecting to the kitchen. The full basement adds a 1052 square foot rec room with a wet bar as well as a kitchenette and half bath. The basement leads out to a screened porch overlooking the spacious backyard. There is a separate 13 ft x 24 ft garden shed and a 14 ft x 41 ft extra garage that was once used for an RV – both can easily be converted into workshops or art studios. A quiet oasis near great restaurants, outdoor recreation, art, and entertainment. What more can one ask for?

#### MLS ID: 20240730

Status Category: Active Zone: R-40 Year built: 1952 Bedrooms: Two Half Baths: One Kitchen Level: 1 Bedroom 2 Level: 1 Other 2 Level: 1 Living Room Room Size: 18x16 Bedroom 1 Room Size: 12x11 Other Room 1 Size: 13x10 Basement: Finished, Full Amenities: Rec Room Basement Room Size: 28x15 Date added: Added 1 year ago Listing Category: Residential Area, sq ft: 1276 sq ft Acreage: 2.6 Age: 61-100 Full Baths: One Living Room Level: 1 Bedroom 1 Level: 1 Other 1 Level: 1 Other 1 Level: 1 SqFt 1st: 1276 Kitchen Room Size: 11x13 Bedroom 2 Room Size: 9x7 Other Room 2 Size: 14x16 Other Rooms: Utility Room, Breezeway, Playroom Status: 2 Total Rooms: 5

### **INTERIOR FEATURES**

Kitchen Description: Eat In

Flooring: Carpet, Ceramic, Hardwood, Vinyl Fireplace Location: Living Room Miscellaneous Features: Bar-wet

### UTILITIES

Heat Source: Ductless Mini Split Sys Hot Water: Electric Electricity: 200 Amps Utility Level: B Fireplace Description: Brick, Wood Cooling/Air Conditioning: Ductless Split Ac Units

Heating Fuel: Electric Water: Drilled Well Sewer: Septic-ingr. Utility Room Size: 9x7

## **EXTERIOR FEATURES**

Garage Type: Garage Attached Driveway: Blacktop Style: Ranch Color: Brown Porch: Breezeway, Screened Porch Other Buildings: Additional Garage, Shed, Workshop Lot Dimensions: 2.60

# LOCATION DETAILS

Area/Town: Esopus

Lot/Site: Rural

**Directions:** From Kingston: Take 213 South To Left Onto Old Post Rd. House On Right. From: New Paltz: Take 32 North To 213 East, Slight Right Onto Church Hill Rd Then Left Onto Old Post Rd

### LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst Agent First Name: Lisa Agent 2 First Name: Robert Garage/Parking Extras: Driveway, Off Street, 2-car, Rv Style: Ranch Construction: Frame/stick Siding: Wood Roof: Asph Shingle Lot Features: Landscaped, Level, Wooded Lot: 9

School District: Kingston Consolidated County: Ulster County Neighborhood: Rifton

Office 2 Name: Bhhs Hudson Valley Prop-king Agent Last Name: Cooper Agent 2 Last Name: Leone



Contact us Phone:

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