



**WAWARSING**

15 Berme Mountain Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$835,000**

The Preserve Chalet- A turnkey home that feels like a breath of fresh air. Bordering Minnewaska State Park, this pristine and modern home is situated on 5.6 stunning acres of woodlands. The property boasts spectacular views from almost every room and was designed with style and comfort in mind. Upon entering you are immediately impressed with the soaring 23' cathedral style ceilings, the open concept great room and the spacious and well-outfitted kitchen. The living quarters are designed for hosting. Whether having guests over to cook together or lounge around and enjoy the seasonal views, there is space to gather and relax. The kitchen provides ample storage, a gas range/oven, a large refrigerator, two sinks and fantastic counter space for meal prep. The adjoining living quarters provide room for a large dining table as well as a comfortable living room. There are glass sliding doors off this room that create an indoor-outdoor experience in the warmer months. Off the kitchen is the laundry and utility room which houses top loading washer/dryer units as well as storage for brooms, vacuums and all those household items you want tucked away. Passing through the home, you'll find three generously sized bedrooms, two guest rooms, each with space for Queen sized beds and a Primary bedroom that can accommodate up to a King bed. The guest rooms each offer good storage and closet space. There is a common bath with a vintage claw soaking tub just outside both rooms. The Primary bedroom is situated at the end of the hall, providing privacy from the rest of the home. It is engulfed with natural light via two exposures. There is a wood burning fireplace in the bedroom that provides the perfect ambiance on cozy fall evenings. The ensuite bath is beautifully designed with a spacious stall shower. There is a walk-in closet off the Primary providing excellent storage. Just outside of the primary bedroom is an outdoor shower for hot summer days when you need a quick cooling off. The home also includes an expansive loft which is currently use as room for storage but could be explored to create additional living space. Oversized windows and large glass sliding doors wrap the entire residence bringing nature into every view. Enjoy the property grounds where you can find multiple seating areas including a bon fire pit. Take in the stars as you and your guests listen to the breeze pass through the trees. Outside you'll find a freshwater pond, gorgeous, landscaped areas and a graveled patio area. An easement through the neighboring property leads you to a trailhead to Minnewaska State Park. The location, just two hours from New York City is a wonderful weekend retreat. You have access to endless nature including hiking trails and ski resorts. Wonderful establishments such as Inness and Mohonk Mountain House are just a short distance away. The Preserve Chalet has operated as a second home and a part time Airbnb. A buyer can enjoy off-setting monthly costs by continuing the successful vacation rental. Additional features of the home: Full house on demand generator, On demand hot water and radiant floor heating.

**MLS ID:** 20240742

**Status Category:** Active

**Zone:** Res-1

**Year built:** 2009

**Bedrooms:** Three

**Listing Category:** Residential

**Area, sq ft:** 1536 sq ft

**Acreage:** 5.6

**Age:** 11-20

**Bathrooms:** 2

**Full Baths:** Two  
**Dining Room Level:** 1  
**Family Room Level:** 1  
**Bedroom 2 Level:** 1  
**Den Level:** 1  
**Attic:** Storage  
**Date added:** Added 9 months ago

**Living Room Level:** 1  
**Kitchen Level:** 1  
**Bedroom 1 Level:** 1  
**Bedroom 3 Level:** 1  
**SqFt 1st:** 1536  
**Status:** [2](#)

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Washer  
**Fireplace Description:** Wood

**Flooring:** Concrete  
**Fireplace Location:** Bedroom

## UTILITIES

**Heat Source:** Radiant, Stand By Generator  
**Hot Water:** Propane  
**Utility Level:** 1

**Heating Fuel:** Propane  
**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Style:** Ranch  
**Color:** Black  
**Lot:** 12

**Style:** Ranch  
**Lot Dimensions:** 5.6 Acres

## LOCATION DETAILS

**Area/Town:** Wawarsing  
**County:** Ulster County

**School District:** Rondout Valley Schools  
**Directions:** Us-209 To Main St (44/55). Turn Right Onberme Rd. Continue On Berme Rd. Pastfoordmore Rd. Turn Left Onto Bermemountain Rd. Continue Up Bermemountainrd And The House Will Be On The Left.

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-wdst  
**Agent Last Name:** Hagstrand

**Agent First Name:** Quinn



### Contact us

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