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# \$1,397,000

This exciting 5 year young contemporary has everything you want. There is no end to the quality and workmanship emanating from this home. From the bamboo floors, high end Meile appliances, custom cabinetry, quartz countertops, top quality bath fixtures with soapstone countertops and several stained glass windows. To fully bring in light and the spectacular Overlook mountain VIEWS, you'll find a wall of oversized windows and large sliding glass doors. VIEWS from every room. The open floor plan with 13 foot beamed ceiling is amazing. The great room leads out to an incredible 2 tier 1020 sq. ft. Trex deck facing the VIEW and the lovely 5 acre parcel. Perfect spot for a pool. On the main level the 2 bedrooms both have en suite bathrooms. Downstairs has a family/entertainment/media room with a bed if needed. Plenty of room to add a closet to make a third bedroom. A new full bathroom has been added with an inviting oversized tub. Again, the quality is something to see. The walkout sliders open to a bluestone patio and outdoor shower for those hot Summer days. In addition to all that's mentioned, the house has on demand hot water, a 22k stand by generator, owned inground propane tank, underground electric, and a whole house water filter. This home exudes quality throughout and should be seen to fully experience it.

Addendum: The home is technically a 2 bedroom, but basically is a 3 bedroom home. Put in an armoire and you have a 3rd bedroom with an ensuite bathroom. The septic system has been approved to accommodate a 4 bedroom home. There is ample space for an expansion if needed.

MLS ID: 20240749	Listing Category: Residential
Status Category: Active	Area, sq ft: 2355 sq ft
Zone: R	<b>Acreage:</b> 5.16
Survey: Y	Year built: 2019
<b>Age:</b> 1-5	Bedrooms: Two
Full Baths: Three	Half Baths: One
Living Room Level: 1	Dining Room Level: 1
Kitchen Level: 1	Family Room Level: 1
Bedroom 1 Level: 1	Bedroom 2 Level: 1
Bedroom 3 Level: B	Den Level: B
SqFt 1st: 1554	SqFt 2nd: 801
Basement: Finished, Full, Partial, Walk Out, Interior Access, Concrete Floor	Amenities: Tennis Court
Date added: Added 1 year ago	

#### **INTERIOR FEATURES**

Kitchen Description: Gourmet

Flooring: Ceramic, Bamboo

**Cooling/Air Conditioning:** Central, Heat Pump, Zoned, Ductless Split Ac Units

Additional Interior Features: Insulated Doors, Insulated Windows, Low E Windows, Dig.I Program Thermostat, Walk In Closets, Master Bath, Sliding Glass Doors, Water Filter, Smoke Detector, Carbon Monoxide Detector

### UTILITIES

Heat Source: Forced Air, Heat Pump, Stand By Generator, Zoned, Inground Fuel Tank, Ductless Mini Split Sys

Water: Drilled Well

Sewer: Septic-ingr.

#### **EXTERIOR FEATURES**

Garage/Parking Extras: Driveway Style: Contempo Construction: Frame/stick Porch: Deck, Open, Patio Other Buildings: Shed

Views: Mountain

Lot Dimensions: 5.16 Acres

## LOCATION DETAILS

Area/Town: Woodstock

Lot/Site: Rural

**Directions:** From Woodstock Village, Take Rock City Road To Right On Glasco Turnpike. Make Left On The Woodstocksaugerties Road. Make Left At Entrance To Raycliffe. First Driveway On Right #2.

#### LISTED BY

Office Name: Win Morrison Realty - W Agent First Name: Richard Agent 2 First Name: Winton **Appliances:** Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Low Flow Commode, Energy Star Appliances, Whole House Filter System

Wood Stove: Freestanding, Wood

**Miscellaneous Features:** Ceiling-beamed, Ceiling-vaulted, Security System

Heating Fuel: Propane, Wood Assist

**Electricity:** 200 Amps, Stand By Generator **Utility Level:** 1

Driveway: Circle, Gravel

Style: Contempo

Siding: Cement/hardiboard, Hardiplank

Roof: Metal

Lot Features: Corner Lot, Landscaped, Level, Private, Slopegently, Wooded, No Outlet Street

Additional Exterior Features: Stand By Generator, Landscaped, Outside Lighting, Paved Walkway Lot: 1.200

School District: Saugerties Central Schools County: Ulster County

Office 2 Name: Win Morrison Realty Agent Last Name: Miller Agent 2 Last Name: Morrison



Contact us Phone:

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