



**ROCHESTER**

2961 Lucas Turnpike, Accord, NY 12404

<https://gristmillrealestate.com>

**\$1,895,000**

Incredible opportunity to own a 100+ acre estate in the heart of the Hudson Valley! This privately situated property consists of the main house, barn, 3-car garage, pool house, and bungalow, along with extensive Rondout Creek frontage and views of the Shawangunk Ridge, Mohonk, and the Catskill Mountains. This elegant home has been impeccably and lovingly maintained and tastefully updated while preserving many charming original details. The farmhouse offers plenty of dramatic spaces to entertain and relax. You can pause and reflect in the expansive sunroom with hot tub, host lavish dinner parties in the formal dining room, or enjoy refreshing breezes on the screened porch with stunning views of the ridge. The property is a true four-season treasure, perfect for cool evenings spent in front of the wood-burning fireplace in the great room, sunny days lounging by the pool, and embracing nature year-round while walking throughout the magnificent property and along the edge of the creek. The second floor consists of a private principal suite oriented to take advantage of the view, plus four additional bedrooms and guest bath. Original woodwork is found throughout the home. The circa 1900 barn is in excellent condition and currently houses equipment but could also serve as a creative space or workshop. The magical property is surrounded by open fields and lush wildflower meadows with winding paths and offers unrivaled views and 1 mile of stunning creek frontage. The acreage is comprised of 5 separate lots, with subdivision potential (with approvals). Perfect for farming or to create an exceptional family compound, this stunning property will take your breath away and is an opportunity to own a true piece of history. Located just 90 minutes from Metro NY and close to all the Mid-Hudson Valley has to offer such as SUNY New Paltz's Dorsky Museum of Art, Bard Fischer Center, Accord hotspots - Arrowood Brewery and Inness Resort, restaurants and nightlife in Kingston, plus outdoor activities such as hiking and climbing at Mohonk Preserve and Minnewaska State Park.

**MLS ID:** 20240834

**Status Category:** Active

**Zone:** Ar3

**Year built:** 1900

**Bedrooms:** Four

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**SqFt 1st:** 2120

**Other Rooms:** Den, Great Room, Library, Study

**Date added:** Added 9 months ago

**Listing Category:** Residential

**Area, sq ft:** 3700 sq ft

**Acreage:** 103.7

**Age:** 100-200

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Den Level:** 1

**Basement:** Full, Interior Access, Unfinished

**Amenities:** Garden Area, Hot Tub, Pool-above Ground

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

**Fireplace Description:** Wood

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Doors, Insulated Windows, Master Bath, French Doors, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

**Flooring:** Carpet, Ceramic, Wood

**Fireplace Location:** Living Room

**Miscellaneous Features:** Security System

## UTILITIES

**Heat Source:** Baseboard, Stand By Generator, Inground Fuel Tank

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** B

**Heating Fuel:** Propane

**Plumbing:** Mixed

**Sewer:** On Site

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Style:** Farm House

**Siding:** Clapboard

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Level, Meadow, Private, Secluded, Sub Dividable, No Outlet Street, Water Frontage

**Water Features:** Creek, Navigable, Water Access

**Additional Exterior Features:** Stand By Generator, Aboveground Pool, Landscaped, Screened Porch

**Lot:** 52.111

**Garage/Parking Extras:** Driveway, 3-car

**Style:** Farm House

**Construction:** Frame/stick

**Porch:** Open, Patio, Screened Porch

**Other Buildings:** Barn, Other/see Remarks

**Views:** Meadow, Mountain

**Water Ways:** Rondout Creek

**Lot Dimensions:** 103.7

## LOCATION DETAILS

**Area/Town:** Rochester

**Lot/Site:** Rural

**Directions:** Lucas Avenue To Lucas Tpke. #2961 On Left. No Sign.

**School District:** Rondout Valley Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Berkshire Hathaway Homeservices Nutshell Realty

**Agent First Name:** Laurel

**Agent 2 First Name:** Emily

**Office 2 Name:** Berkshire Hathaway Homeservices Nutshell Realty

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### Contact us

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