



COLUMBIA
346 Cold Spring Rd, Hudson, NY 12534

<https://gristmillrealestate.com>

\$899,000

Open skies, mature trees and a beautiful spring fed swimming pond surround this energy-efficient, passive style home only 15 minutes from Hudson and 5 minutes from farm stands, pick your own orchards, a local brewery and a supermarket. This turn key 2 bedroom/ 2 bath house was custom built in 2022 and designed by one of the owners who has a history in successful house designs and renovations. Designed with sustainability, low maintenance and spatial optimization in mind, this house is ideal. The current owners combined utility bills are only an average of 105 per month. Surrounded on all 4 sides by agricultural conservation land with forever views that includes a panorama of pasture, meadows, mountains and forest. Enjoy stunning sunrises, the natural spring fed swimming pond, relax on the deck or your own private woodland in the back behind the stone steps with early settler stone walls snaking through the forest. There is a big bonus room on the second floor that is currently used as an office but could also be converted into a 3rd bedroom. The home features unique COR-TEN steel siding that has minimal upkeep. The 10 and 12 foot ceilings combined with the many European triple-pane windows bring an abundance of light into the home. Added features include concrete floors with radiant heat,, large soaking tub, tankless water heater, wood burning stove, unattached garage with electric, and a Lunos whole house air ventilation system to pull clean air into the house year-round. This house is a rare find and one of a kind.

MLS ID: 20240867

Status Category: Active

Zone: 07 Mixed

Survey: Y

Age: 1-5

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 2

Den Level: 2

Other Rooms: Office, Study

Date added: Added 5 months ago

Listing Category: Residential

Area, sq ft: 1312 sq ft

Acreage: 7

Year built: 2023

Bedrooms: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

SqFt 1st: 656

Amenities: Other/see Remarks

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Tankless Hot Water Heater

Wood Stove: Wood

Flooring: Concrete, Radiant

Cooling/Air Conditioning: Ductless Split Ac Units

Additional Interior Features: Insulated Doors, Insulated Windows, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Radiant, Other/see Remarks, Ductless Mini Split Sys **Heating Fuel:** Electric, Propane

Hot Water: Electric

Water: Drilled Well

Electricity: 200 Amps

Sewer: Septic-ingr.

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Detached

Garage/Parking Extras: Driveway, Off Street, 1-car

Driveway: Gravel

Style: Contempo

Style: Contempo, Farm House, Two Story

Construction: Frame/stick

Color: Brown

Porch: Deck, Enclosed Porch, Screened Porch

Lot Features: Pond, Other/see Remarks

Views: Meadow, Mountain, Panoramic, Farm

Water Features: Pond, Water Access

Lot Dimensions: 7 Acres

Lot: 65

LOCATION DETAILS

Area/Town: Columbia

School District: Hudson

Lot/Site: Rural

County: Columbia County

Directions: Southeast On Warren Street And Then Right On City Hall Palace To Union And Make A Left And Then R On Us-9. Travel To Blue Hill Road And Make A Left On Cold Spring.

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst

Agent First Name: Rose

Agent Last Name: Noone



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