



## ROCHESTER

144 Mt Laurel Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$849,000**

Welcome to Rattler's Retreat, the hideaway in the Catskills you have been waiting for! This is a rare opportunity to live in one of only 4 houses on this town-maintained, dead-end country road in the hamlet of scenic Cherrytown. Surrounded by large acreage parcels of undeveloped land, all backing up to the Cherrytown Mountain, grants you the feeling of inner peace and serenity the minute you pull into the driveway of this tastefully designed mountain chalet finished in 2023. No expense was spared, and attention to detail is evident from the second you step foot in the door. A 20+ foot wall of windows looking out into the enchanted forest brings the outdoors inside while natural light overflows into the entire home. Upscale, Modern Forms lighting throughout this home gives a modern farmhouse feel yet, cozy ambiance in this one-of-a-kind mountain oasis. Cozy up during the winter nights while keeping warm from the amazing, dyed concrete floor with radiant heat, or fireplace in the living room. With summertime approaching quickly, let the fresh country air circulate with the 14-foot industrial fan in the living room. Like to entertain? What's not to love about this gourmet kitchen featuring a 36-inch stainless steel gas stove, custom cabinetry with paint-matching custom dining room furniture and granite countertops offering plenty of space for everyone. Follow the Marmorino Venetian Plaster down the hallway to your uniquely designed first-floor bedroom and bathroom that both hold design features that bring the outdoors in such as a board and batten accent wall, Cedar Shakes shelving and an amazing natural brick shower. Atop the spiral staircase, notice a large loft area with a built-in office that is ready for your work from home days away from the hustle and bustle. The primary suite is its own retreat. Unwind here while still enjoying a view out of the picturesque chalet windows, high ceilings, and seasonal mountain views. The ensuite bathroom holds a large primary closet, a distressed wood-tile walk-in rain shower, a double vanity and stacker washer/dryer. Spend summers outside on the large bluestone patio and fireplace while taking in the wildlife and the seclusion of the mountainside. Built and constructed in 2023, this chalet boasts great accoutrements for the perfect getaway: whole house 24kW Generac standby Generator with transfer switch, electric car charger 50A circuit, camper parking hook-up with 30A electric, water and septic, Spray foam insulation, energy efficient Fujitsu ductless-mini splits with a/c, cherry wood mantle and shelves. A 500-gallon propane tank and combo Navien hot water/boiler, high-speed internet and natural wood accents including 2-architectural & structural beams, exposed wood trim and ceiling shiplap confirms this home is perfectly settled for the woods. Cedar Shakes and LP 50-year exterior siding was utilized to give off that country feel while still enjoying the hideaway of the mountainesque location. A 1-car, full-glass, heated garage provides great storage for an extra vehicle while visiting or additional summer flex space for entertaining or a home gym. Neighboring adjacent 55-acres is also for sale for an additional \$550K which would provide the ultimate exclusivity and/or preservation wanted while opportunities for future expansion exist with over 2,500 feet of road frontage. All you have ever wanted was Location, Privacy and Serenity, and 144 Mt. Laurel Rd has it all.

**MLS ID:** 20240886

**Status Category:** Active

**Zone:** Ar3

**Listing Category:** Residential

**Area, sq ft:** 1800 sq ft

**Acreage:** 1.9

**Survey:** Y  
**Age:** 1-5  
**Full Baths:** Two  
**Dining Room Level:** 1  
**Bedroom 1 Level:** 1  
**Den Level:** 2  
**SqFt 2nd:** 600  
**Kitchen Room Size:** 13.1x14.11  
**Den Room Size:** 17.4x25  
**Bedroom 2 Room Size:** 13.7x14.4  
**Other Rooms:** Loft, Office

**Year built:** 2022  
**Bedrooms:** Two  
**Living Room Level:** 1  
**Kitchen Level:** 1  
**Bedroom 2 Level:** 2  
**SqFt 1st:** 1200  
**Living Room Room Size:** 17.2x19.11  
**Dining Room Room Size:** 16.3x8.4  
**Bedroom 1 Room Size:** 14.6x10.3  
**Basement:** Slab  
**Date added:** Added 5 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer, Tankless Hot Water Heater  
**Fireplace Description:** Electric  
**Cooling/Air Conditioning:** Ductless Split Ac Units

**Flooring:** Concrete  
**Fireplace Location:** Living Room  
**Miscellaneous Features:** Ceiling-cathedral

## UTILITIES

**Heat Source:** Baseboard, Radiant, Ductless Mini Split Sys  
**Hot Water:** On Demand  
**Electricity:** 200 Amps, Stand By Generator  
**Utility Level:** G

**Heating Fuel:** Electric, Propane  
**Water:** Drilled Well  
**Sewer:** Septic-ingr.  
**Utility Room Size:** 24.7x13.5

## EXTERIOR FEATURES

**Garage Type:** Garage Attached  
**Driveway:** Gravel  
**Style:** Chalet  
**Color:** Black  
**Porch:** Patio  
**Lot Features:** Private, Wooded  
**Additional Exterior Features:** Stand By Generator  
**Lot:** 82

**Garage/Parking Extras:** Driveway, 1-car  
**Style:** Chalet  
**Construction:** Frame/stick  
**Siding:** Board & Bat  
**Roof:** Asph Shingle  
**Views:** Mountain, Seasonal  
**Lot Dimensions:** 1.90 Acres

## LOCATION DETAILS

**Area/Town:** Rochester  
**County:** Ulster County

**School District:** Rondout Valley Schools  
**Directions:** Route 209 To Samsonville Rd. Samsonville Rd To Cherrytown. Cherrytown To Mt. Laurel Rd On The Left. House Is The Last House On The Right #144.

## LISTED BY

**Office Name:** Berkshire Hathaway Homeservices Nutshell Realty  
**Agent Last Name:** Jarvis

**Agent First Name:** Zachary



### Contact us

Phone: (845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901  
Email: [gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)  
Address: 265 Main St, Saugerties, NY 12477

