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# \$800,000

Private home on 6 acres with guest house, 3-car garage, and Wallkill River frontage. Perfect location in that area between the river and the ridge where you're 5 minutes from downtown New Paltz, you always pass a farm stand on your way home, and there are views of the mountain everywhere. This property has so much appeal. The long, tree-lined driveway runs parallel to the front meadow, which is a lovely two-acre parcel, also included in this listing. Buildable, farmable, this land is full of possibilities. Down the path behind the main house, the Wallkill River access beckons for fishing or putting in a kayak. Both dwellings, the main house and guest house, feature stained black siding, contemporary styling, exposed beams, open concept living areas and fresh finishes. New HVAC, heat pump mini-splits, keep things cool and cozy in both homes. The large deck off the main house offers sneak peaks of the river, and the double sliders provide lots of light into the kitchen and living room-welcoming, casual spaces that feel like home. There are 3 bedrooms and 2 bathrooms on the main level, and the walkout basement level has a bedroom, a bathroom, laundry room, and lots of living and storage space. The guest house has been adored, of late, as an Airbnb getaway and has that picture perfect feel. In addition to the eat-in kitchen and living room, there are two bedrooms and a shared bath in the guest house. Strategic fencing creates a nice sense of privacy between the two houses, and each has a spacious porch as well as yard area for lounging. Finally, the 3 car garage structure is open for possibilities such as workshop, studio, etc.--lots of extra space to work with. Mohonk Preserve, Minnewaska State Park, Robibero Winery, Jenkins-Lueken Orchard for apple and berry-picking, dog park, public pool, Field of Dreams Park, Hudson Whiskey-- just some of the fun at your fingertips here. Call to book a showing today and take a look!

MLS ID: 20240893 Status Category: Active Zone: Ra Year built: 1985 Bedrooms: Five Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 Den Level: B Other 2 Level: -Basement: Full, Walk Out Other Rooms: Den, Utility Room

Listing Category: Residential Area, sq ft: 3176 sq ft Acreage: 6 Age: 21-40 Full Baths: Four Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 1 Bedroom 4 Level: B Other 1 Level: -SqFt 1st: 2024 Attic: Storage Date added: Added 1 year ago

### **INTERIOR FEATURES**

UTILITIES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer Flooring: Ceramic, Vinyl

Cooling/Air Conditioning: Heat Pump, Ductless Split Ac Units Additional Interior Features: Insulated Doors, Insulated Windows, Master Bath, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

UTETTES .	
Heat Source: Ductless Mini Split Sys	Heating Fuel: Electric
Hot Water: Electric	Water: Drilled Well
Plumbing: Mixed	Electricity: 200 Amps
Sewer: Septic-ingr.	Utility Level: B

#### **EXTERIOR FEATURES**

Garage Type: Garage Detached	Garage/Parking Extras: 3-car
Driveway: Gravel	Style: Ranch
Style: Ranch	Construction: Frame/stick
Siding: Wood	Porch: Deck
Roof: Asph Shingle	Other Buildings: Shed
Lot Features: Landscaped, Level, Meadow, Private, Secluded, Wooded	Views: Meadow, River
Water Features: River	Water Ways: Wallkill
Additional Exterior Features: Landscaped	Lot Dimensions: 6 Acres
Lot: 50	

## LOCATION DETAILS

Area/Town: Gardiner County: Ulster County

#### LISTED BY

Office Name: Church Street Realty Services Agent Last Name: Woodburn

School District: New Paltz Central Directions: Gps

Agent First Name: Keith



**Contact us** Phone:

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