



Hudson Valley - Catskill Region MLS



**LLOYD**  
1 Picnic Woods Rd, Clintondale, NY 12515

<https://gristmillrealestate.com>

**\$659,000**

Nestled amidst 2 acres of serene, picturesque landscapes lies Colonial Home - your personal haven designed for luxury, comfort, and unparalleled style. Boasting an impressive 3,604 square feet of masterfully crafted space, this property is perfect for memory making. Key Features: Expansive Living Spaces: The spacious first floor unfolds with an open-plan kitchen, a living room adorned with a cozy fireplace, an elegant dining room, and a richly appointed library. Sunlit Florida Room: Immerse yourself in the beauty of nature without leaving the comfort of your home with the great Florida Room, a space suffused with natural light and tranquility. Private Quarters: Ascend to the second floor to discover 4 serene bedrooms, complete with a versatile loft area, providing refuge and relaxation for each member of your family. Entertainment-Ready Basement: The finished basement offers a world of possibilities, featuring 2 offices for your professional endeavors and a game room for leisure and entertainment. Expansive Outdoor Bliss: Enjoy a beautiful level lot, ready for you to bring to life your landscaping dreams or even an extra guesthouse, with a bonus surveyed lot already engineered w2ith a BOH approval for potential expansion. Are you envisioning family gatherings by the fireside, morning strolls through lush acreage, and the joy of entertaining guests in a space that effortlessly encapsulates both grandeur and warmth? Colonial Home - 1 Picnic Woods Road, an address that speaks volumes, is waiting to turn those visions into reality. Looking to plant roots in an abode that transcends the ordinary? Could this be the forever home your family has been searching for? Visit us and experience firsthand the merging of sophistication and warmth that only this Colonial Home can offer. Colonial Home is not just a residence; it's a lifestyle offering that rare blend of privacy, space, and accessibility. Additional 2 acres of land with separate deed and board of health approval will be available.

**MLS ID:** 20240911

**Status Category:** Active

**Zone:** R1

**Survey:** Y

**Age:** 21-40

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Den Level:** L

**SqFt 1st:** 1400

**SqFt 3rd:** 1000

**Other Rooms:** Den, Florida Sun Room

**Listing Category:** Residential

**Area, sq ft:** 3604 sq ft

**Acreage:** 2.01

**Year built:** 2001

**Bedrooms:** Four

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 1 Level:** 1

**SqFt 2nd:** 1204

**Basement:** Finished, Full, Interior Access

**Total Rooms:** 9

**Date added:** Added 9 months ago

## INTERIOR FEATURES

**Kitchen Description:** Country

**Flooring:** Carpet, Wood, Laminate

**Fireplace Location:** Living Room

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

**Fireplace Description:** Wood

**Additional Interior Features:** Master Bath, Sliding Glass Doors

## UTILITIES

**Heat Source:** Baseboard, Zoned

**Water:** Drilled Well

**Sewer:** Septic-abv

**Heating Fuel:** Oil

**Electricity:** Circuit Breakers

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Blacktop

**Style:** Colonial

**Siding:** Vinyl

**Roof:** Asph Shingle

**Lot Dimensions:** 4.05

**Garage/Parking Extras:** 2-car

**Style:** Colonial

**Construction:** Frame/mod

**Porch:** Enclosed Porch, Open

**Other Buildings:** Shed

**Lot:** 18.1.3

## LOCATION DETAILS

**Area/Town:** Lloyd

**Elementary School:** Highland K-5

**Directions:** From The Mid Hudson Bridge To 9w South To Right On Chapel Hill Road To Left On 44/55 To Picnic Woods On The Right In Clintondale

**School District:** Highland Central Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Century 21 Alliance-np

**Agent Last Name:** Carter

**Agent First Name:** Barbara



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

