

## **MARBLETOWN**

139 Main St, High Falls, NY 12440

\$770,000

https://gristmillrealestate.com

The living is easy in the hamlet of High Falls. This two story brick home has been lovingly cared for and updated by the current owners. Just steps away from the shops, restaurants and conveniences of High Falls (Ollies Pizza, anyone??) - you can also enjoy 4 beautiful acres of pollinator meadow, antique barn, workshop and fully fenced rear yard. With new windows, gorgeous kitchen with concrete countertops, custom wood cabinets and floor to ceiling windows, wood floors and cozy living room, it's perfect for gatherings. The two bedrooms upstairs are flooded with natural light and the two additional rooms make perfect W@H space (one currently used as a third bedroom). Just off the bluestone patio you will find the outdoor kitchen, complete with a handmade clay and straw pizza oven! The outbuildings include a two story antique barn that is set up for summer movie nights and has fantastic potential for other uses. The separate workshop is ready for home projects and the chicken coop awaits it's new residents. The owners have made many improvements including new windows, concrete floors in basement, gut renovated kitchen, bathroom updates, build out of second floor office, updates to outbuildings and much more. 90 minutes from Metro NY, 15 minutes to the Trailways bus stop in Rosendale and so close to all that the mid Hudson Valley has to offer including hiking and biking at Mohonk Preserve, swimming at Minnewaska State Park, vibrant Kingston, hiking and skiing in the Catskills and so much more.

MLS ID: 20240913 Listing Category: Residential

Status Category: Active Area, sq ft: 2000 sq ft

Zone: B1 Acreage: 4

Year built: 1900 Age: 100-200
Bedrooms: Two Full Baths: One

Half Baths: One Living Room Level: 1

Dining Room Level: 1

Family Room Level: 1

Bedroom 1 Level: 2

Other 1 Level: 1

Other 2 Level: 2 SqFt 1st: 900

**Basement:** Full, Bilco Door Access, Interior Access, Concrete **Other Rooms:** Office, Study, Workshop Floor, Unfinished

Amenities: Garden Area Date added: Added 1 year ago

## **INTERIOR FEATURES**

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

Miscellaneous Features: Ceiling-beamed

**Additional Interior Features:** Insulated Windows, Gas Stove Connection, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Hot Water, Abv Ground Fuel Tank

Hot Water: Oil Plumbing: Mixed

Sewer: On Site

**Heating Fuel:** Oil **Water:** Municipal

Electricity: Other, 200 Amps

**Utility Level:** 1

**EXTERIOR FEATURES** 

Garage/Parking Extras: Driveway

**Style:** Two Story

Construction: Frame/stick, Brick

Siding: Brick

Roof: Asph Shingle

Lot Features: Meadow, Slope-gently

Additional Exterior Features: Fenced Full

**Lot:** 28

**Driveway:** Gravel **Style:** Two Story **Color:** Beige

Porch: Open, Patio

Other Buildings: Barn, Chicken Coop, Shed, Studio, Workshop

Views: Meadow Lot Dimensions: 4

**LOCATION DETAILS** 

Area/Town: Marbletown

Elementary School: Marbletown K-3

County: Ulster County

School District: Rondout Valley Schools

Lot/Site: Hamlet/village

**Directions:** Route 213 To The Center Of High Falls. From West, Turn At The Spye Cafe And Social Eatery, House On Right. From

The East, Turn At The Post Office, House On Left.

**LISTED BY** 

Office Name: Berkshire Hathaway Homeservices Nutshell

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