



**MARBLETOWN**  
139 Main St, High Falls, NY 12440

<https://gristmillrealestate.com>

**\$770,000**

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

**Status Category:** Active

**Zone:** B1

**Year built:** 1900

**Bedrooms:** Two

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Other 2 Level:** 2

**Basement:** Full, Bilco Door Access, Interior Access, Concrete Floor, Unfinished

**Amenities:** Garden Area

**Listing Category:** Residential

**Area, sq ft:** 2000 sq ft

**Acreage:** 4

**Age:** 100-200

**Full Baths:** One

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Other 1 Level:** 1

**SqFt 1st:** 900

**Other Rooms:** Office, Study, Workshop

**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 Realty

**Agent Last Name:** Sweeney

**Agent First Name:** Laurel



### Contact us

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