

# **\$725,000 - 11 Kirby Lane, High Falls**

MLS® #20233396

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## **\$725,000**

3 Bedroom, 3.00 Bathroom, 2,308 sqft  
Residential on 4 Acres

N/A, High Falls, NY

\*Open House 2/18/24 11-1 Welcome to 11 Kirby Lane in High Falls! First time on the market since it was lovingly built by a fine wood-working craftsman in 1985! A sprawling, one-level, 3 bed, 3 bath ranch, situated on 4 park-like acres, includes two adjoining lots, surrounded by woodlands and is accessed by a private road. Enter the house via a charming, covered porch with intimate sitting area from which to enjoy the front lawn and mature plantings and woods. Unique, Italian-tile foyer floor leads to a French-door entry to living room with large, built-in, custom cabinet, original paneled wall and generous hearth with wood-burning fireplace. The adjacent, formal dining room is flooded with light via an oversized bow window, and can easily accommodate ten for sit-down gatherings. The eat-in kitchen features a skylight, closet pantry, custom, hardwood cabinets, hutch and island with five-burner cooktop and ceiling exhaust hood, double wall ovens with adjacent laundry room. The bedroom wing features three generous bedrooms all with abundant closets and one full bath, plus an en-suite primary bath. The 20x20, paneled, bonus room, off of the dining room is a perfect gathering space with access to the custom deck and features a free-standing wood stove and high ceilings with exposed beams. A full bath, perfect for visitors completes the layout. This area could be, with proper permitting an accessory apartment or mother- daughter set up with



separate entrance. While not ADA compliant, this home is fairly user-friendly to the mobility impaired, with an extra-wide hallway to access bedrooms and a step in shower in the primary and there are no door saddles. Enjoy inside access to an oversized, two-car garage with ample room for storage, workshop and pull down stairs for large attic access. The full basement of 2300 sq. ft. is a hobbyist's dream or perfect recreational space with exterior access. A large fenced-in garden with defined beds and trellises off the garage provides a place for home grown flowers and produce. Abundant storage throughout. Period architectural details abound in this charming, one-of-a-kind, mid-mod ranch. New roof and gutters 2022. Exterior and interior painting 2023. New laminate floors throughout 2023. Generator hookup. Location, location, location. Secluded yet convenient, 11 Kirby Lane is centrally situated to all area services including shops in Stone Ridge, High Falls and Accord; recreation in the Gunks, rail trails, Catskills and Hudson River as well as Arrowood Brewery, Innes, and Westwind and Stone Ridge Orchards. Property includes two adjacent lots 2.40 with house 77.2-2-9.210 and 1.6 with adjoining lot 77.2-2-9.115. Road maintenance agreement in place. Entry off of County Route 6/Kyserike Road. 11 Kirby is waiting for its next chapter to begin!

Built in 1985

### **Essential Information**

MLS® #	20233396
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,308
Acres	4.00

Year Built	1985
Type	Residential
Sub-Type	Single Family
Style	RANCH
Status	PENDING
MLS	ucbr_sold

### **Community Information**

Address	11 Kirby Lane
Area	ROCHESTER
Subdivision	N/A
City	High Falls
County	Ulster County
State	NY
Zip Code	12440

### **Amenities**

Amenities	GARDEN AREA
Features	CEILING-VAULTED, FRENCH DOORS
Parking	OFF STREET
# of Garages	2
Garages	Garage Attached

### **Interior**

Interior Features	SKYLIGHTS, MASTER BATH, FRENCH DOORS
Appliances	DISHWASHER, DRYER, MICROWAVE, RANGE, RANGE HOOD, REFRIGERATOR, WASHER
Heating	BASEBOARD
Cooling	WINDOW UNIT
Has Basement	Yes
Basement	FULL
Fireplace	Yes
Fireplaces	WOOD

### **Exterior**

Exterior Features	LANDSCAPED
Lot Description	WOODED
Roof	ASPH SHINGLE
Construction	FRAME/STICK

**School Information**

District                    RONDOUT VALLEY

**Additional Information**

Date Listed                November 21st, 2023  
Days on Market        145  
Zoning                    AR3