

# **\$399,000 - 125 Sundown Road, Kerhonkson**

MLS® #20231099

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## **\$399,000**

1 Bedroom, 1.00 Bathroom, 676 sqft

Residential on 5 Acres

N/A, Kerhonkson, NY

Truly escape from it all in the compact, chalet-style Cedrus Cabin. Set back from a quiet country road, with the Mettakahonts Creek meandering through the property, this minimalist modern abode offers a perfect upstate respite without all the headaches of upkeep. The efficient footprint of this new build offers an open flow living area, and high-end finishes like vaulted ceilings, recessed lighting, polished concrete floors, marble and slate-tiled bathroom, and custom kitchen with stainless steel appliances. Indoor comfort is ensured by spray foam insulation and a fossil-fuel-free combination of electric baseboard heat, wood stove, and ductless mini-split heating and cooling. Soaring ceilings, double glass doors, and an oversized transom window bring in an abundance of natural light, and provide a seamless connection to the unspoiled nature at your doorstep. The 4.5 acre parcel features approximately one acre of fenced meadow at the front of the property, with a wooden footbridge traversing the year-round creek and leading to the wooded back acreage. Additional building sites on the property could be possible with some clearing, and town approval. Nearby outdoor recreation also abounds, with the Vernooey Falls Trail Head (in the 30,000 acre Sundown Wild Forest) just a 4 min drive up the road. Minnewaska State Park is just a 19 min drive, the Ashokan Rail Trail is a 12 min trip, and many of the Catskills "high peaks" are also within close range. Cedrus Cabin is also notably situated amongst other



popular upstate destinations, including the renown Hudson Woods development, fan favorite Zink Cabin, and its sister property Cook.houseâ€“all within 2 miles. Enjoy dining and mingling at local favorites like Westwind Orchard, Arrowood Farms, INNESS, Rough Cut Brewing, Outpost BBQ, Cherries Ice Cream, Stonehill's Farmhouse, Skate Time, and Mill & Main restaurant and provisions, all less than 20 min away. With both Kingston and Woodstock just 30-40 min away as well, the best of the Catskills are yours to enjoy from your home base at Cedrus Cabin.

Built in 2021

**Essential Information**

MLS® #	20231099
Price	\$399,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	676
Acres	4.50
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	125 Sundown Road
Area	Rochester
Subdivision	N/A
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

## Amenities

Parking	Driveway
View	Creek/Stream
Is Waterfront	Yes
Waterfront	Creek

## Interior

Interior Features	Beamed Ceilings, Eat-in Kitchen, High Ceilings, High Speed Internet, Other
Appliances	Water Heater, Washer, Refrigerator, Range, Microwave, Instant Hot Water, Exhaust Fan, Electric Water Heater, Dryer, Dishwasher
Heating	Baseboard, Electric, Forced Air
Cooling	Ductless
Basement	None
Fireplace	Yes
Fireplaces	Free Standing, Living Room, Wood Burning

## Exterior

Exterior	Cedar
Lot Description	Level, Meadow, Wetlands, Wooded
Roof	Metal
Construction	Cedar

## School Information

District	Rondout Valley Schools
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## Additional Information

Date Listed	May 2nd, 2023
Days on Market	376
Zoning	R5