

\$529,000 - 1415 Route 28a, West Hurley

MLS® #20230684

\$529,000

3 Bedroom, 2.00 Bathroom, 1,950 sqft
Residential on 4 Acres

N/A, West Hurley, NY

Nestled in the heart of Catskill Park and neighboring the Ashokan Reservoir, this beautiful country house is being offered to the market for the first time after being passed down by one family for generations. The four acre property reminisces on a simpler time with a large and level backyard, which would be perfect for an expansive garden and raising chickens. This home offers the harmonious balance of city and country life; deep enough into the mountains to enjoy the peace and tranquility of the Hudson Valley, but just a short drive to Uptown Kingston, the Village of Woodstock, and Phoenicia. The foundation of the home is sturdy and well thought out; every detail is intentional and designed with love and care. The three bedroom, two bath home is enhanced with a cozy sun room, wood burning stove, separate two-car garage with workshop, potting shed, and hot tub. Large windows in the living room and dining room offer beautiful natural light and stunning Catskill views. Your morning commute will almost always include the picturesque Ashokan Reservoir, renowned for the stunning panoramic views of the Catskill Mountain high peaks. Its close proximity to the state protected conservation is a dream come true for nature lovers, with hiking/biking trails for every skill level. With an appropriate permit, you can walk to the reservoir and fish from your own row boat. Surrounded by mature oaks, maples and sturdy evergreens, the current owner fully landscaped the grounds with locally-sourced



bluestone, native plants, and even laid sod on the entire lawn; a perfect natural carpet for playing yard games in your bare feet.Â Completely immersed in nature and no light pollution makes for an ethereal experience under the stars.

Built in 1965

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 20230684 |
| Price | \$529,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,950 |
| Acres | 4.00 |
| Year Built | 1965 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Raised Ranch |
| Status | Closed |
| MLS | ucbr_sold |

Community Information

| | |
|-------------|----------------|
| Address | 1415 Route 28a |
| Area | Hurley |
| Subdivision | N/A |
| City | West Hurley |
| County | Ulster |
| State | NY |
| Zip Code | 12491 |

Amenities

| | |
|--------------|-------------|
| # of Garages | 3 |
| View | Mountain(s) |

Interior

| | |
|-------------------|--|
| Interior Features | 3 Seasons Room, High Speed Internet, Hot Tub |
|-------------------|--|

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|------------|--|
| Appliances | Other, Water Heater, Washer, Refrigerator, Range, Microwave, Dryer, Dishwasher |
| Heating | Hot Water, Oil, Radiant |
| Fireplace | Yes |
| Fireplaces | Family Room, Masonry, Wood Burning |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior | Cedar, Frame |
| Exterior Features | Lighting |
| Lot Description | Landscaped, Level, Private, Wooded |
| Roof | Asphalt, Shingle |
| Construction | Cedar, Frame |

School Information

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| District | Onteora Central |
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Additional Information

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|----------------|------------------|
| Date Listed | March 30th, 2023 |
| Days on Market | 414 |
| Zoning | Res 1 |