

# \$869,000 - 16 Ferris Lane, New Paltz

MLS® #20231965

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## \$869,000

3 Bedroom, 3.00 Bathroom, 2,544 sqft  
Residential on 3 Acres

N/A, New Paltz, NY

180 DEGREE SHAWANGUNK VIEWS spread out before you as you enter this beautifully landscaped center door Colonial originally built to the present owners specs in one of the premier small subdivisions close to Minnewaska State Park and Mohonk Preserve. The Marakill Creek borders the property, laced with lush plantings and trees coming into their stride, blue stone steps and walk ways front and back. A spacious front porch entry is a summery respite. Very comfortable layout as one enters. The living room has a beautiful Shawangunk Conglomerate fireplace in honor of the cliffs in the view! A very special feature to the home is a 4 season sun room with windows on 3 sides (centrally heated and cooled) with natural stone floor tiles from India, that allows one to take in the mature property landscaping, ridge in the distance and glorious sunlight streaming in. Off both the living room and kitchen is a spacious deck for outdoor entertaining/grilling. An informal dining area connects the kitchen with the living room, and off the kitchen is a more formal dining room that could also be a den/study. 3 bedrooms upstairs with an additional office/playroom. The primary bedroom has a spacious en suite bathroom and walk in closet with the best view of the ridge as well as seasonal views of the creek. The room that could be used as an office has fantastic views as well. The two car garage is under the house and makes winter comings and goings a breeze. Unfinished basement



with laundry and utilities as well as an 800 sq ft attic offers plenty of storage. Minutes to the town of Gardiner, New Paltz and the Thruway. Become a member of Mohonk Preserve as well as Empire State Park system and have miles of hiking and biking trails close by. This home epitomizes the real estate mantra of "location,location,location" and once one enters the property, one truly feels unequivocally AT HOME.

Built in 1999

**Essential Information**

MLS® #	20231965
Price	\$869,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,544
Acres	2.69
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	16 Ferris Lane
Area	New Paltz
Subdivision	N/A
City	New Paltz
County	Ulster
State	NY
Zip Code	12561

**Amenities**

Parking	Underground
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# of Garages	2
View	Mountain(s), Panoramic

### **Interior**

Interior Features	3 Seasons Room, Kitchen Island
Appliances	Other, Water Heater, Washer, Refrigerator, Range, Dryer, Dishwasher
Heating	Central, Oil
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished
Fireplace	Yes
Fireplaces	Living Room, Stone

### **Exterior**

Exterior	Frame, Vinyl Siding
Lot Description	Gentle Sloping, Landscaped, Meadow
Construction	Frame, Vinyl Siding

### **School Information**

District	New Paltz Schools
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### **Additional Information**

Date Listed	July 12th, 2023
Days on Market	306
Zoning	R1