

# \$1,395,000 - 198 Lower Sahler Mill Road, Olivebridge

MLS® #20223548

---

**\$1,395,000**

4 Bedroom, 4.50 Bathroom, 3,900 sqft

Residential on 4 Acres

N/A, Olivebridge, NY

Enjoy the classic look and feel of a Hudson Valley farmhouse along with a modern floor plan and design elements and state-of-the-art construction in this gracious home. Staggering Catskill Mountain views are apparent from nearly every room and the property sits adjacent to an open space conservation area. The home's ultra-luxe gourmet kitchen features true custom cabinetry, quartz countertops and a full array of Thermador appliances, and opens to a great room with dining and lounging areas. The separate, oversized living room offers an abundance of space for entertaining a crowd or just cozy up in front of the gas fireplace. Both first floor spaces are wrapped by abundant windows on three sides, allowing for loads of natural light to stream in all day long. A powder room and French doors to the view-facing 26' covered porch complete the first level. There are four bedrooms and three full bathrooms on second floor, including a primary suite with double sinks, a soaking tub for two, stall shower, toilet room and a generous walk-in closet. The second bedroom has its own bathroom and the two additional bedrooms share the third bathroom. The fully-finished walk-out lower level adds 1200 sq ft and includes a large media/recreation room, two offices which can also accommodate overflow guests, the home's fourth full bathroom, laundry room, utility room and plenty of storage space. The property's sprawling rear yard is just outside the French doors and there's



plenty of space for a pool/pool house, tennis court, garage or studio, with the impressive mountain view as backdrop. Lower Sahler Mill is a quintessential quiet country road that's near to many area destinations, including Accord's Westwind Orchard, Arrowood Farms and Inness, as well as nearby Stone Ridge/High Falls, Woodstock, Kingston, Mohonk Preserve and Minnewaska State Park.

Built in 2022

**Essential Information**

MLS® #	20223548
Price	\$1,395,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,900
Acres	4.36
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	198 Lower Sahler Mill Road
Area	Olive
Subdivision	N/A
City	Olivebridge
County	Ulster
State	NY
Zip Code	12461

**Amenities**

View	Meadow, Mountain(s)
------	---------------------

### **Interior**

Interior Features	High Speed Internet, Walk-In Closet(s), Other
Appliances	Other, Water Heater, Refrigerator, Range Hood, Range, Microwave, Dishwasher
Heating	Propane
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out Access
Fireplace	Yes
Fireplaces	Living Room, Propane

### **Exterior**

Exterior	Cement Siding, Frame, HardiPlank Type
Roof	Asphalt, Shingle
Construction	Cement Siding, Frame, HardiPlank Type

### **School Information**

District	Onteora Central
----------	-----------------

### **Additional Information**

Date Listed	November 10th, 2022
Days on Market	556