

# **\$500,000 - 2169 Route 44-55, Gardiner**

MLS® #20232372

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## **\$500,000**

3 Bedroom, 1.50 Bathroom, 1,404 sqft  
Residential on 3 Acres

N/A, Gardiner, NY

Leave your worries behind as you drive into this mystical parklike setting! Perched on a knoll among well-groomed mature trees you'll find this lovingly maintained comfortable chalet. Originally built in 1978, this sturdy country get-a-way has been enjoyed by 4 generations, and is now looking to find a new owner to begin their own story within these walls. Tastefully recreated about 10 (+/-) years ago, the structure was totally reinvented.

Taken down to the studs, and donned with new 200 AMP electric service and wiring, plumbing, insulation, & spray foam in the attic.

Natural hue vinyl siding with 2" foam board insulation and air-tight fiberglass wrap keeping your heating costs to a minimum. Forced air heat is supplied by a propane furnace, central air conditioning in the summer, and on-demand tankless hot water, all energy efficient! All windows were replaced with top of the line Andersen Series 400, including the front door and the French door in the kitchen which includes a built-in invisible screen, helping to create "al-fresco dining" right in your kitchen! The home is beautifully appointed, custom kitchen with all stainless appliances, including a wine cooler, butcher block counters, pantry and recessed lighting. Tile baths, and shower with glass surround. Solid, natural oak flooring runs throughout the home. Six panel solid wood interior doors. Roomy second story loft is currently used as a master bedroom, with half bath. Step outside onto the wrap-around deck, follow the shade, for



morning coffee or evening relaxation. Large blacktop area (2016) allows for lots of parking! Underground electric services the house and the crawl space, is accessible and usable, during the renovation a concrete floor was poured with plastic underlayment, creating a dry usable space. Septic pumped within last 2+/- years! So, nothing to do, but move IN!! DID I MENTION.....the 2.62 acres is actually 2 completely separate parcels! House rests on 1.33 acres and the vacant 1.29 additional lot is buildable and accessed from #588 Route 208!!! So, there are many options, keep for yourself, create a family compound, or sell the vacant land...you choose. Conveniently located easy commute to almost anywhere! Just minutes to the Rail Trail, Minnewaska, Mohonk, downtown Gardiner and New Paltz. In the midst of wineries and breweries, local farms, and so much more to discover within a short drive of 2169 Route 44-55, Gardiner... come take a peek!

Built in 1978

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 20232372                |
| Price          | \$500,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,404                   |
| Acres          | 2.62                    |
| Year Built     | 1978                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | A-Frame, Chalet         |
| Status         | Closed                  |
| MLS            | ucbr_sold               |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 2169 Route 44-55 |
| Area        | Gardiner         |
| Subdivision | N/A              |
| City        | Gardiner         |
| County      | Ulster           |
| State       | NY               |
| Zip Code    | 12525            |

## Amenities

|         |                             |
|---------|-----------------------------|
| Parking | Driveway, Off Street, Other |
| View    | Other                       |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Cathedral Ceiling(s), Eat-in Kitchen, High Speed Internet, Pantry  |
| Appliances        | Water Heater, Washer, Tankless Water Heater, Refrigerator, Range Hood, Range, Instant Hot Water, Exhaust Fan, Dishwasher |
| Heating           | Forced Air, Propane  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Concrete, Crawl Space, Interior Entry, Unfinished  |

## Exterior

|                 |                        |
|-----------------|------------------------|
| Exterior        | Frame, Vinyl Siding    |
| Lot Description | Gentle Sloping, Wooded |
| Roof            | Asphalt, Shingle       |
| Construction    | Frame, Vinyl Siding    |

## School Information

|            |                   |
|------------|-------------------|
| District   | New Paltz Schools |
| Elementary | Duzine K-2        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2023 |
| Days on Market | 265               |