

# **\$445,000 - 25 Prospect Ave, Amenia**

MLS® #150039

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## **\$445,000**

3 Bedroom, 2.00 Bathroom, 1,824 sqft  
Residential on 3 Acres

N/A, Amenia, NY

Quintessential Upstate center hall c. 1870s. The well-proportioned first floor holds a living room with a wood stove, a classic open kitchen, a dining room with an ornamental fireplace, a full bathroom off the laundry room, and a proper mudroom. Upstairs boasts three bedrooms, one of which is a well-sized primary with a walk-in closet, a shared full bathroom, and a full linen closet. The property layout allows for a touch of privacy without being secluded. While much of the heavy lifting has already been done on mechanicals and some cosmetics, there's still an opportunity to add your best design style. County records note the house as 1870, though some building materials suggest earlier construction such as hand-hewn pegs & beams, and hand-forged square nails. The backyard is substantial with plenty of space to add a pool and create an entertaining oasis. The hay barn awaits your full renovation by bringing it to its best potential like a guest house/office/pool house or build out an outdoor kitchen. The verdant parklike setting gives beauty year round, but really brings pure magic in spring and summer. There are lots of flowering fruit trees and bushes, a little creek and inspiring mountain views. Not only are there really great neighborhood vibes, but the location is a slice of convenient heaven: farm stands galore, ten minutes to Millerton, seven minutes to Wassaic Metro-North. So much outdoorsy stuff like the Harlem Valley Rail Trail, beginner and advanced hiking areas, mountain biking and a



short drive to various skiing resorts. You're also close to cultural happenings like the Wassaic Project, The RE Institute, Amenia Music Hall, Tanglewood and a legendary old school drive-in movie theater. Easy distance to Hudson, Litchfield Hills, Rhinebeck, the Berkshires and about 2 hours to NYC. A true air of serenity & opportunity.

Built in 1870

**Essential Information**

MLS® #	150039
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,824
Acres	3.11
Year Built	1870
Type	Residential
Sub-Type	Residential
Style	2 Stories, Center Hall, Colonial, Farm House
Status	Sold
MLS	cgndmls_sold

**Community Information**

Address	25 Prospect Ave
Area	Amenia
Subdivision	N/A
City	Amenia
County	Dutchess
State	NY
Zip Code	12501-5626

**Amenities**

# of Garages	2
Garages	Barn, Detached
View	Country, Mountain, Parklike, Stream, Water

## Interior

Appliances	Clothes Dryer, Clothes Washer, Counter Top Range, Dishwasher, Refrigerator, Stove, Other
Heating	Hot Water
Has Basement	Yes
Basement	Dirt, Full, Unfinished, Walkout
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Dining Room

## Exterior

Exterior	Aluminum, Clapboard
Windows	Double Hung, Storm
Roof	Asphalt, Shingle
Construction	Aluminum Siding, Frame
Foundation	Poured Concrete, Stone

## School Information

District	Webutuck
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## Additional Information

Date Listed	September 21st, 2023
Days on Market	43
Zoning	SR