\$799,000 - 30 Rock Haven, Kerhonkson

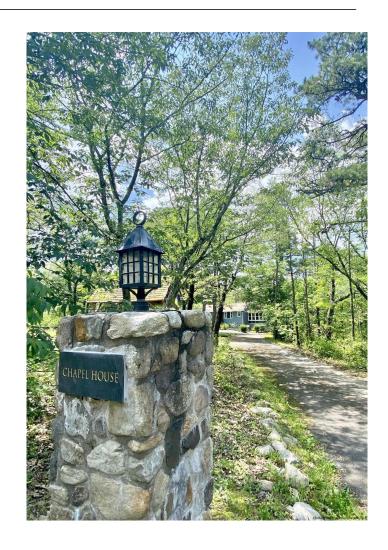
MLS® #20232128

\$799,000

3 Bedroom, 2.50 Bathroom, 3,080 sqft Residential on 8 Acres

N/A, Kerhonkson, NY

Welcome to Chapel House: A spacious and beautifully refreshed Mid Century Modern located a stone's throw from the Minnewaska State Park entrance and all of the beautiful vistas, hiking trails and new restaurants the Accord/Kerhonkson area has to offer. The landscaped grounds are very lush and diverse with mixed pines and deciduous trees, rocky outcroppings, old mill stone quarries, a honey house and firepit. There is an all cedar Adirondack-style carport as well as a 2-car attached garage. A very lovely layout and flow: the entrance opens up to a light-filled living room with a pellet stove in front of a large, brand new deck that also spans the adjacent dining room, which flows into the eat-in kitchen and further into the large, cozy den with additional deck access for entertaining. The sunken den is painted a gorgeously inviting shade of forest green and has a beautiful, hand-built fireplace. From here, one can easily access the 2-car garage. The bedroom wing is on the opposite side of the living area with 3 bedrooms: one with an en-suite bathroom, the other two share a bath off the hallway, and there is an additional flex room. The finished walk-out basement has a pellet stove as well, along with an entertaining kitchen off a ground floor patio with a brick and block BBQ outside. Storage abounds. Additional flex rooms are included and can serve as office space, an art studio, and a yoga room. There is also an accessory dwelling attached with its own entrance that is



perfect for guests, which affords extreme privacy from the main living area. The ultimate take-away from this wonderful offering is that it is perfect for hosting overnight guests and entertaining a large group with immediate access to one of the Empire State's most coveted parks featuring endless carriage trails for hiking and biking, as well as lake swimming. A wonderful location for accessing the outdoors, with Stony Kill Falls and The Trapps - the premier rock-climbing cliffs on the Eastern seaboard - also just minutes away. Local haunts like Rough Cut Brewing, Westwind Orchard cidery, Arrowood Farms brewery, Inness and Stonehill's are minutes away. This home has the potential to be the ultimate full-time or weekend home for enjoying everything Ulster County has to offer.

Built in 1930

Essential Information

MLS® # 20232128 Price \$799,000

Bedrooms 3
Bathrooms 2.50
Full Baths 2
Half Baths 1

Square Footage 3,080 Acres 8.00 Year Built 1930

Type Residential

Sub-Type Single Family Residence

Style Raised Ranch

Status Closed MLS ucbr sold

Community Information

Address 30 Rock Haven

Area Rochester

Subdivision N/A

City Kerhonkson

County Ulster State NY Zip Code 12446

Amenities

of Garages 2

Interior

Appliances Water Softener, Water Heater, Washer, Refrigerator, Range, Microwave,

Electric Water Heater, Dryer, Dishwasher

Heating Baseboard, Electric, Wood

Cooling Window Unit(s)

Has Basement Yes

Basement Finished, Full, Interior Entry

Fireplace Yes

Fireplaces Family Room, Masonry, Wood Burning

Exterior

Exterior Aluminum Siding, Frame

Lot Description Private

Roof Asphalt, Shingle

Construction Aluminum Siding, Frame

School Information

District Rondout Valley Schools

Additional Information

Date Listed July 26th, 2023

Days on Market 292