

# \$1,495,000 - 319 Clove Valley, High Falls

MLS® #20232090

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**\$1,495,000**

2 Bedroom, 2.50 Bathroom, 2,116 sqft

Residential on 3 Acres

N/A, High Falls, NY

BACK ON THE MARKET! Just 90 minutes from NYC and overlooking the Coxing Kill trout stream with extraordinary views of the Shawangunk mountains sits this truly turnkey and fully furnished farmhouse. Gut renovated in 2019, some highlights of this impressive restoration include a plethora of oversized picture windows, cedar siding, a standing seam metal roof, central air, deer fencing, extensive landscaping, an oversized deck and a detached studio with heat and A/C (currently a work from home office). Nestled in a tranquil and magical setting, a stroll across a babbling brook, through the woods and over a picturesque bridge leads to a gorgeous meadow with direct access to the Mohonk Preserve with miles of hiking trails. From both the expansive deck and bluestone fire pit area, the calming sounds of the babbling brook and the flowing creek can be heard. The sophisticated and light-filled interior includes a large chef's kitchen with high-end appliances such as an Ilve Professional Range and Fisher-Paykel refrigerator, a dining room featuring large windows and a wood burning fireplace and a living room with a wall of windows that frame awe-inspiring views. Upstairs are two roomy ensuite bedrooms with an abundance of large windows providing splendid and scenic views. A cedar privacy fence shelters the property and provides the sense of being ensconced in your own nature preserve. The property is just down the road from Minnewaska State Park Preserve and



just minutes from Accord, High Falls and  
Stone Ridge. Video walkthrough on IG  
@freshairny

Built in 1870

**Essential Information**

MLS® #	20232090
Price	\$1,495,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,116
Acres	2.62
Year Built	1870
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	319 Clove Valley
Area	Rochester
Subdivision	N/A
City	High Falls
County	Ulster
State	NY
Zip Code	12440

**Amenities**

Parking	Driveway
View	Creek/Stream, Meadow, Mountain(s), Panoramic, Valley, Water
Is Waterfront	Yes
Waterfront	Creek, Stream, Other

**Interior**

Interior Features	Eat-in Kitchen, High Ceilings, High Speed Internet, Pantry, Vaulted
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	Ceiling(s)
Appliances	Other, Water Softener, Water Heater, Washer, Refrigerator, Range Hood, Range, Oven, Dryer, Disposal, Dishwasher
Heating	Forced Air, Propane
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished
Fireplace	Yes
Fireplaces	Dining Room, Wood Burning

## Exterior

Exterior	Cedar, Frame, Shake Siding, Wood Siding
Exterior Features	Lighting
Lot Description	Landscaped, Meadow, Private
Roof	Metal
Construction	Cedar, Frame, Shake Siding, Wood Siding

## School Information

District	Rondout Valley Schools
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## Additional Information

Date Listed	July 23rd, 2023
Days on Market	291
Zoning	R5