

# **\$1,750,000 - 375 Spruceton Road, West Kill**

MLS® #20231540

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## **\$1,750,000**

3 Bedroom, 2.50 Bathroom, 3,068 sqft

Residential on 222 Acres

N/A, West Kill, NY

Rarely can one still find such a stunning, and large acreage, country estate with several picturesque barn buildings, meadows, trails, mountain views and a glorious swimming pond. Totalling over 220 acres, on two deeds, and located in an area of tranquility and minimal vehicular traffic. Spruceton Valley is a hidden mecca in Greene County and you'll no doubt understand why, once you see for yourself. The kitchen and breakfast room have glorious views looking out over meadows and the large clear pond. And, the living room with wood burning fireplace has a picture window that frames the Catskills, through every season... like landscape paintings. The home is gracious, well maintained and comfortable. It was occupied full time until last year, and has not been majorly renovated in decades. It's got loads of charm and character in the details, and has room for its next owner to create their vision of 21st century living. For guests there is a two bedroom, one bath apartment over the garage with potential for a caretaker or additional income. And, if you have horses, the barn is ready to move them in and start exploring the fields and trails as soon as you wish. Don't miss this opportunity to own your own significant piece of the Catskills. Fewer and fewer parcels of this size are ever available. The location is accessible to skiing, tubing hiking and the charming hamlets of Woodstock, Phoenicia, Prattsville and others. The scenery nearby is stunning and why the region has been such a draw for those seeking



an escape from the city.

Built in 1920

**Essential Information**

MLS® #	20231540
Price	\$1,750,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,068
Acres	221.60
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	375 Spruceton Road
Area	Greene
Subdivision	N/A
City	West Kill
County	Greene
State	NY
Zip Code	12492

**Amenities**

Parking	Driveway
# of Garages	2
View	Meadow, Mountain(s), Water

**Interior**

Appliances	Washer, Trash Compactor, Refrigerator, Range Hood, Range, Indoor Grill, Dryer, Double Oven, Dishwasher
Heating	Baseboard, Hot Water, Oil
Has Basement	Yes

Basement	Exterior Entry, Other
Fireplace	Yes
Fireplaces	Living Room, Wood Burning

### **Exterior**

Exterior	Clapboard
Lot Description	Meadow, Pond On Lot, Subdivided, Wooded
Roof	Asphalt, Shingle
Construction	Clapboard

### **School Information**

District	Hunter-Tannersville
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### **Additional Information**

Date Listed	June 3rd, 2023
Days on Market	351