

\$879,000 - 40 Dawson Lane, Kerhonkson

MLS® #20233483

\$879,000

3 Bedroom, 2.00 Bathroom, 1,990 sqft
Residential on 6 Acres

N/A, Kerhonkson, NY

Discover the perfect blend of tranquility and modern living in this remarkable 3-bedroom, 2-bathroom Catskills Farms-built home situated on an expansive 5.66 acres of pristine land in the heart of the sought-after hamlet of Kerhonkson. Constructed in 2016 by one of the most prolific builders in the region, this nearly new home is 100% move in ready! Entering the home, you are greeted by vaulted ceilings and an inspiring mix of stone, wood, and natural light. The open concept living area is adorned with energy efficient picture windows and a magnificent stone fireplace that will make any winter night cozy. Following the natural flow and intelligent design of this home, you enter into the bright open kitchen with its ample counter space, that will tempt anyone from newbie to advanced chefs to dive into cooking and hosting. After dinner you can chill in the attached screened in porch to enjoy some evening cocktails and take in the mountain views. On the main floor “neatly tucked away from the living spaces” are 2 bedrooms and a full bathroom. Descending the main staircase of hand-hewn beams reveals an additional finished living space ideal for entertaining or as a versatile media room. From here you enter the 3rd bedroom and additional full bathroom which has been thoughtfully constructed to be its own private suite complete with the most adorable kitchenette and separate entrance. . Just off the living room/media room are beautiful sliding glass doors that lead out to the private



oasis surrounding the home. The current owners have gone to great lengths to uncover the natural beauty of the grounds while keeping it completely pesticide and chemical free. The No Mow lawn effortlessly flows through the grounds to a stunning natural rock formation that was uncovered during recent landscaping. Impressive stone retaining walls provide terraced architectural planting areas and have been painstakingly built from materials found on the property to continue the theme of natural elements and peaceful renewal. Located just 2 hours north of the GWB, Kerhonkson is a perfect place to escape from the hustle and bustle of city life with its easy access to the outdoors. Known for its natural beauty and proximity to Minnewaska State Park, the Mohonk Preserve, and the Sundown Forest (where the popular Vernooy Kills hike to a tiered waterfall is just minutes from this home!), it now also boasts great dining and other nearby services with Innes, Westwind Orchard, Arrowood Brewery, Mill and Main, Accord Market, SkateTime, Harana Market, plus farms and farm stands like Saunderskill, Damn Good Honey, Catskill Wagyu, Kelderâ€™s, and more. Note: Buyerâ€™s agent to confirm all pertinent information including square footage, taxes, short-term rental ordinances (if any), etc.

Built in 2016

Essential Information

MLS® #	20233483
Price	\$879,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,990
Acres	5.66
Year Built	2016

Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
MLS	ucbr_sold

Community Information

Address	40 Dawson Lane
Area	Rochester
Subdivision	N/A
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

Amenities

View	Mountain(s)
------	-------------

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Instant Hot Water
Heating	Forced Air, Propane
Cooling	Central Air
Has Basement	Yes
Basement	Finished
Fireplace	Yes
Fireplaces	Living Room, Wood Burning

Exterior

Exterior	Wood Siding
Roof	Metal
Construction	Wood Siding

School Information

District	Rondout Valley Schools
----------	------------------------

Additional Information

Date Listed	December 7th, 2023
Days on Market	159

Zoning	R2
HOA Fees	750
HOA Fees Freq.	Annually