

\$1,500,000 - 55 Creek Road, High Falls

MLS® #20231226

\$1,500,000

5 Bedroom, 2.50 Bathroom, 3,709 sqft

Residential on 11 Acres

N/A, High Falls, NY

On this Historical, Magical, Private, Waterfront Peninsula, located in beautiful High Falls, is an early 1800's Farmhouse, built by the Alliger Brothers. 11 acres with 5 linear acres of Rondout Creek and swim holes, this Farm was used as a barge stop in the late 1700's, early 1800's for overnight stays, a hot meal, hard cider and ale. You can feel the festive energy when you enter the kitchen. Supplies were brought up the river to help build the D & H Canal and the Hamlet of High Falls. Mules were stabled here to haul supplies and plant the fields. Purchased by the late Mary Hecht in the early 1900's, There is a 1950's Quonset Airplane Hanger (No Landing Strip) she used to build and store her collection of antique cars, it is now used as a Workshop with 3 Phase Electricity. The Barn, rebuilt with hand hewn beams and timber from the land, has 2 beautiful Studios. The Lower Studio has 2 levels, radiant heat in the floor and a heavy-duty ventilation system for major art projects. Upper Studio has a vaulted ceiling, radiator heat and a view of the back meadow. There is an old cabin called The Corn Crib, a Stone Smoke House and several small outbuildings. There is an Engineered Floating Suspension Bridge, over a flume, to take you to, what was once a Public Beach and is now part of this private property. New Burnham boiler system, zoned, updated electrical boxes thru out. All systems work as they should. Property needs your personal aesthetics. This property would be ideal for artists communion,



a working farm, a private compound and meditation. You only hear the sound of rushing water and birds singing. Once you walk this land, you will find it hard to leave. The opportunity to have a property like this, on the Rondout, does not happen very often. Please access Tour, 3-D Tour, Floorplans and Dollhouse Views! Experience the perfect balance of peace, creativity, joy and if you wish, debauchery on this very unique Farm.

Built in 1826

Essential Information

MLS® #	20231226
Price	\$1,500,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,709
Acres	11.00
Year Built	1826
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

Community Information

Address	55 Creek Road
Area	Rochester
Subdivision	N/A
City	High Falls
County	Ulster
State	NY
Zip Code	12440

Amenities

Parking	Driveway, Other, See Remarks
View	Creek/Stream, Meadow, River, Water
Is Waterfront	Yes
Waterfront	Creek, River Access, Stream, Other

Interior

Interior Features	Beamed Ceilings, Eat-in Kitchen, Vaulted Ceiling(s)
Appliances	Other, Water Heater, Refrigerator, Dishwasher, Built-In Range
Heating	Baseboard, Oil, Radiant, Steam, Wood
Has Basement	Yes
Basement	Partial
Fireplace	Yes
Fireplaces	Living Room, Masonry, Wood Burning

Exterior

Exterior	Frame, Wood Siding
Lot Description	Landscaped, Meadow, Private, Rock Outcropping, Secluded, Wooded
Roof	Metal
Construction	Frame, Wood Siding

School Information

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

Additional Information

Date Listed	May 12th, 2023
Days on Market	367
Zoning	R1