

\$1,100,000 - 735 County Route 6, High Falls

MLS® #20232429

\$1,100,000

2 Bedroom, 2.00 Bathroom, 2,688 sqft

Residential on 11 Acres

N/A, High Falls, NY

WOW - privacy and water and views in a fabulous location! This spacious contemporary home enjoys the perfect combination of open and forested land, one of the most beautiful and healthy ponds this veteran agent has ever seen, and majestic views of the Catskill Mountains. The privileged location is just on the edge of the much-desired Clove Valley and so close to the Mohonk Preserve. The open plan kitchen/living/dining areas enjoy a lovely flow, exposed brick walls and those staggering mountain views. One bedroom, a study and a full bath complete the first floor. A second bedroom, exercise room and full bath upstairs are adjacent to the beamed and vaulted artist's studio, which would make for an opulent primary suite. There's a small walk-up attic, great for storage or a playroom. The home's unique architectural feature, a Trombe wall, absorbs thermal energy and meaningfully contributes to energy efficiency, and forms a dramatic entry gallery that could be a magical plant-filled oasis. The wrap-around deck faces the vast lawn, the pond and the view, and about 8 acres of invisible dog fencing. There's room here for a pool complex, tennis court, guest house and likely even more. There's an island in the pond, accessible by a short footbridge, and there you'll find a wood-fired sauna. The pond itself teems with fish and plant life, attesting to the health of its ecosystem. Apart from local natural wonders, this special property is just up the hill from historic High Falls, and near to



Inness, Westwind, Arrowood, Ollie's Pizza and a load of local shops, restaurants and farms.

Built in 1990

Essential Information

MLS® #	20232429
Price	\$1,100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,688
Acres	11.18
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
MLS	ucbr_sold

Community Information

Address	735 County Route 6
Area	Rochester
Subdivision	N/A
City	High Falls
County	Ulster
State	NY
Zip Code	12440

Amenities

# of Garages	2
View	Mountain(s)
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Beamed Ceilings, High Speed Internet, Vaulted Ceiling(s), Walk-In Closet(s), Other
Appliances	Washer, Refrigerator, Range, Dryer, Dishwasher

Heating	Baseboard, Oil
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Frame, Wood Siding
Lot Description	Meadow, Private
Roof	Asphalt, Shingle
Construction	Frame, Wood Siding

School Information

District	Rondout Valley Schools
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Additional Information

Date Listed	August 23rd, 2023
Days on Market	264
Zoning	R2