

\$435,000 - 11 Polyana Place, Kerhonkson

MLS® #20240121

\$435,000

4 Bedroom, 3.50 Bathroom, 3,940 sqft
Residential on 1 Acres

N/A, Kerhonkson, NY

Nestled in the heart of scenic Kerhonkson, New York, this spacious 4-bedroom, 3 1/2 bathroom house invites you to unleash your creativity and transform it into your dream home. As you enter into the residence, natural light cascades through the charming bay window in the main living space, creating an inviting ambiance. The house's natural flow guides you seamlessly into the spacious kitchen and dining area, perfectly accommodating a table for eight. Sliding glass doors flood the kitchen with light and provide a picturesque view of the expansive backyard that is fully fenced in.. With a full acre of land, the outdoor space is a blank canvas, ready for your visionâ€”a lush garden, an outdoor entertainment haven, or a serene private retreat. The raised back patio, adorned with a jacuzzi, beckons for relaxation and memorable moments and perfect for entertaining.. The main floor boasts two primary bedrooms with en-suite bathrooms, two additional bedrooms, and a third full bath, offering comfort and convenience for all occupants. Venture to the lower level of this raised ranch, where a generous family room awaitsâ€”an ideal space for entertaining or pursuing passion projects. Additional bonus rooms, a convenient half bath, and a charming â€œCountryâ€• wood-burning stove add character and versatility to this section of the home. A robust laundry room and a two-car garage complete this expansive offering. With over 3900 square feet, this residence has seen thoughtful



upgrades, including a durable metal roof and functional solar panels. With some attentive nurturing, this house has amazing potential to evolve into a fantastic home with room to grow. Located just 2 hours north of the GWB, Kerhonkson is a perfect place to escape from the hustle and bustle of city life. 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 1988

Essential Information

MLS® #	20240121
Price	\$435,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,940
Acres	1.00
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Style	Raised Ranch
Status	Closed
MLS	ucbr_sold

Community Information

Address	11 Polyana Place
Area	Rochester
Subdivision	N/A
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

Amenities

# of Garages	2
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Interior

Appliances	Other, Water Heater
Heating	Baseboard, Forced Air, Heat Pump, Propane
Cooling	Central Air, Heat Pump
Has Basement	Yes
Basement	Finished
Fireplace	Yes
Fireplaces	Basement, Wood Burning

Exterior

Roof	Metal
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School Information

District	Rondout Valley Schools
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Additional Information

Date Listed	January 18th, 2024
Days on Market	184
Zoning	R2