

\$659,000 - 117 Miller Road, Mt. Tremper

MLS® #20240592

\$659,000

2 Bedroom, 2.00 Bathroom, 1,497 sqft
Residential on 2 Acres

N/A, Mt. Tremper, NY

The first thing you notice turning onto Miller Road is the Beaverkill Creek, with its stunning mountain backdrop. Follow the creek along this no-outlet, town-maintained road to reach this delightful property, with both seasonal mountain and creek views. The peaceful sounds of the Beaverkill Creek are central to this woodland retreat. A number of impressive upgrades to this expanded 1950's Catskills' cabin were completed in 2022, most exciting are the owned outright ground mounted solar array. Sized for no cost heating and cooling via the four new top of the line Mitsubishi "mini-split" units used for heating and AC. The electric bill -- including heating -- for November through February totaled \$140 -- largely constituting the line fees. There is also a new 26 kW whole house generator, sized to cover all of your energy demands in the event of a power outage -- it turns on automatically. The first floor features an open floor plan. The kitchen, with all new appliances, opens onto expansive decking that is well suited for outdoor dining or yoga overlooking peaceful garden space. The dining room faces south and is surrounded by windows, receiving fabulous light along with views of the creek. Also on the main floor is a living room, a guest bedroom, an office, laundry, and a full bathroom. Upstairs there is a primary bedroom with seasonal mountain views, a newly renovated bathroom with a soaking tub, and a versatile loft area with a new skylight. Outside, beautiful outdoor



spaces surround this home. A rear door leads to the deer-fenced garden with a shaded sitting area, a greenhouse, and terraced garden beds where a wide variety of perennials, fruits and vegetables flourish. There is also a detached studio with electricity and a deck overlooking the garden, and a small barn. Hike up your own property to see panoramic mountain views. The home has been freshly painted inside, it has new kitchen appliances, there is a new on demand hot water heater, a new well pressure tank, improvements to the foundation, a french drain, a new Basement Systems vapor barrier, a new garage with space for car and storage, and many more recent upgrades. The area is well known for its distinguished hiking and skiing close by, as well as swimming holes, world class fishing, the Emerson Resort and Spa, and the Ashokan RailTrail. This peaceful residence and all of its comforts is situated between the two vibrant towns of Woodstock and Phoenicia, it is a 10 minute walk to the Trailways bus from NYC, and less than two hours drive from NYC.

Built in 1950

Essential Information

MLS® #	20240592
Price	\$659,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,497
Acres	2.12
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Closed

MLS ucbr_sold

Community Information

Address 117 Miller Road
Area Shandaken
Subdivision N/A
City Mt. Tremper
County Ulster
State NY
Zip Code 12457

Amenities

Parking Off Street, Driveway
of Garages 1
View Creek/Stream, Mountain(s), Panoramic, Water, Other
Is Waterfront Yes
Waterfront Creek

Interior

Interior Features Breakfast Bar, High Speed Internet, Pantry, Other
Appliances Other, Water Purifier, Water Heater, Washer, Tankless Water Heater, Refrigerator, Range, Instant Hot Water, ENERGY STAR Qualified Appliances, Dryer
Heating Ductless, Electric, Solar
Cooling Ductless
Has Basement Yes
Basement Crawl Space, Exterior Entry, Unfinished

Exterior

Exterior Clapboard, Frame
Exterior Features Lighting
Lot Description Garden, Landscaped, Level, Private, Sloped
Roof Asphalt, Shingle
Construction Clapboard, Frame

School Information

District Onteora Central
Elementary Phoenicia K-3

Additional Information

Date Listed	March 14th, 2024
Days on Market	135
Zoning	R3