

\$1,197,000 - 133 Piney Point, Boiceville

MLS® #20231026

\$1,197,000

3 Bedroom, 2.00 Bathroom, 3,068 sqft

Residential on 10 Acres

N/A, Boiceville, NY

Mountain majesty! This 1991 contemporary, is freshly renovated with all modern finishes and rests on the border of Woodstock & Olive. Three levels (3068 sq. ft.) that includes 3 bedrooms upstairs. The oversized main suite allows you to wake up to a view of the mountains and the fire pit and deck below. The main bath features a soaking tub, double sinks, gorgeous tile, and there's even a mirrored door that cleverly hides a linen closet. Each bedroom is oversized with large closets and windows to nature and a cheery open feel. Walk onto a sprawling deck and into the convenient foyer—a place to drop your skis, boots, or sun hat before stepping into the main level. Take a deep breath and step into your "home". The kitchen provides tons of cabinetry and a huge island with seating. The sink overlooks the mountains, and entertaining is so easy as the massive dining area has glass sliding doors out on two sides providing views and access to the massive wrap around deck. This is the definition of "Great Room", where the kitchen, dining area and open living area are anchored by a fireplace (with insert) and community and comfort are built through proximity to your loved ones. You could not ask for a better place to relax, or to share with extended family and friends. A few steps take you down to the lower level that features more bright open flow—call it a den, a game room, a yoga studio or overflow for friends. Snuggle up to the wood stove apres skiing at nearby Belleayre, Hunter, or Wyndham; or play games



together in a sweet nook..."Monopoly anyone?" Doors out from almost every room on the main and lower level provide seamless inside-to-outside enjoyment of the Catskills. Privately cited on 10.3 acres that gently follows the topography and dips down to the Little Beaverkill stream—this is graciously surrounded by peaks and valleys. Wonderful perennial plantings and a huge lawn for a "corn hole" toss or a raucous game of soccer. This is just over the Woodstock/Olive border in the town of Olive, which means lower taxes and only 12 minutes to Woodstock's Village Green. You are literally a hop-skip-and-jump from all the activity the area has to offer, like walking the Ashokan Rail Trail, fine dining, shopping, live music, country fairs, local breweries, and endless streamside and mountain hiking. Just a 2 minute drive to Boiceville for groceries, your favorite Cabernet, and the pharmacy; or go play tennis or fish in the Esopus Creek. There's State land across the street and on either side are other large parcels affording you with plenty of privacy to lounge on the wraparound deck in the sun, or enjoy a large al fresco dinner under the stars. Yes, there's a 7-person hot tub too, just off the deck and near the kitchen. Relax with a book or some summer cocktails. Every detail is thought out with comfort in mind; with a modern flare, a touch of rustic country, and spaciousness both indoors and out! Piney Point Getaway (they're successful AirBnB Superhosts) is a great way to share the enjoyment with others who also want to get in touch with nature, while also giving you income to cover expenses, etc. There's super storage in the basement, a whole-house backup generator, a large barn, and a cute little shed. This property provides you with absolutely everything you could possibly need. A pleasure to see and show.

Built in 1991

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 20231026 |
| Price | \$1,197,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 3,068 |
| Acres | 10.30 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Closed |
| MLS | ucbr_sold |

Community Information

| | |
|-------------|-----------------|
| Address | 133 Piney Point |
| Area | Olive |
| Subdivision | N/A |
| City | Boiceville |
| County | Ulster |
| State | NY |
| Zip Code | 12412 |

Amenities

| | |
|---------------|---------------------|
| View | Meadow, Mountain(s) |
| Is Waterfront | Yes |
| Waterfront | Stream |

Interior

| | |
|-------------------|--|
| Interior Features | High Speed Internet, Hot Tub, Kitchen Island, Other |
| Appliances | Water Heater, Washer, Refrigerator, Range, Microwave, Electric Water Heater, Dryer, Dishwasher |
| Heating | Ductless, Electric |
| Cooling | Ductless |
| Has Basement | Yes |
| Basement | Finished, Full, Interior Entry, Walk-Out Access |
| Fireplace | Yes |
| Fireplaces | Living Room, Masonry |

Exterior

| | |
|-----------------|--|
| Exterior | Frame, Wood Siding |
| Lot Description | Gentle Sloping, Landscaped, Meadow, Secluded, Sloped, Wooded |
| Roof | Asphalt, Shingle |
| Construction | Frame, Wood Siding |

School Information

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| District | Onteora Central |
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Additional Information

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| Date Listed | April 27th, 2023 |
| Days on Market | 444 |