

\$745,000 - 137 Block Factory Rd, Germantown

MLS® #146144

\$745,000

2 Bedroom, 2.00 Bathroom, 2,016 sqft
Residential on 2 Acres

N/A, Germantown, NY

The enchanting Juniper Cottage sits up on a hill in relative seclusion just a stone's throw away from the picturesque Roe Jan Kill River as it flows into the Hudson just minutes from the home. Set on nearly two acres, the property feels utterly private, with beautiful country views in all directions. The house's location on the land is perfect for taking advantage of the sun as it moves during the day and the hills that dot the surrounding landscapes. The 19th-century farmhouse has been restored and affectionately cared for by two creatives who have treasured the property as their rural weekend escape. The cedar-shingled home has a perfect blend of distinctive original details like well-preserved wide board pine floors, a stone fireplace with a wood stove insert, and detailed yet down-to-earth historic millwork, alongside an updated kitchen with modern Smeg appliances and an expansive, three-season sunroom and blue stone terrace recently built by a local master craftsman. The sun-soaked, spacious first floor has a cozy living room with built-in bookshelves and a fireplace, a dining room with big picture windows and a reading nook, a charming, well-appointed kitchen, a large sun porch, and a full bath. The second floor is more intimate, with two generous-sized bedrooms, a full bath, and an office. The property has been beautifully landscaped with rolling lawns, lush perennial plantings, and mature trees, and yet, remains easy to maintain. The Roe Jan Kill and the Hudson



River are within walking distance of the property, as are great hiking trails. Some local favorites include Gaskins for dinner, Frederic Church's Olana State Historic house and grounds for regular strolls with river views during all seasons, Otto's Market on Main Street Germantown for breakfast/lunch and well-curated groceries, and Morningstar Farms for farm-fresh produce. Juniper Cottage offers complete solitude and peace yet lies just a few minutes away from the quaint village of Germantown, 10 minutes from Hudson and Tivoli, 15 minutes from Red Hook, 20 from Rhinebeck, and two hours from New York City.

Built in 1845

Essential Information

MLS® #	146144
Price	\$745,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,016
Acres	1.63
Year Built	1845
Type	Residential
Sub-Type	Residential
Style	2 Stories, Farm House
Status	Sold
MLS	cgndmls_sold

Community Information

Address	137 Block Factory Rd
Area	Germantown
Subdivision	N/A
City	Germantown
County	Columbia
State	NY
Zip Code	12526

Amenities

Garages	None
View	Country, Far Reaching, Local, Mountain, Panoramic, Parklike, Pastoral, Seasonal, Valley View, Wooded

Interior

Appliances	Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Stove
Heating	Base Board, Hot Water
Has Basement	Yes
Basement	Unfinished
Fireplaces	Living Room

Exterior

Exterior	Cedar
Windows	Plate Glass
Roof	Asphalt, Shingle
Construction	Post & Beam
Foundation	Stone

School Information

District	Germantown
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Additional Information

Date Listed	May 4th, 2023
Days on Market	21