

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

MLS® #20231218

\$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® #	20231218
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	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

Community Information

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

Amenities

View Mountain(s), Panoramic

Interior

Interior Features 3 Seasons Room, Eat-in Kitchen, High Ceilings, High Speed Internet
Appliances Water Softener, Water Heater, Washer, Refrigerator, Range, Electric
Water Heater, Dryer, Dishwasher
Heating Central, Hot Water, Oil
Has Basement Yes
Basement Partial, Unfinished
Fireplace Yes
Fireplaces Living Room, Wood Burning

Exterior

Lot Description Corner Lot, Gentle Sloping, Landscaped, Private, Wooded
Roof Asphalt, Shingle

School Information

District Germantown Central Schools

Additional Information

Date Listed May 8th, 2023
Days on Market 433