

# \$1,350,000 - 149 Buckwheat Bridge Rd, Germantown

MLS® #151360

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## \$1,350,000

3 Bedroom, 4.00 Bathroom, 3,072 sqft  
Residential on 17 Acres

N/A, Germantown, NY

Magical private eco-friendly homestead features a 3,000 sf solar home, centered on 17 acres, at the end of an 800' driveway, past solar electric panels. High on the banks of the Roeliff Jansen Kill, the home overlooks, to the east, the long water frontage and private beaches of the wide Roe Jan trout stream surrounded by mature trees, ostrich ferns, and woodland wildflowers. Towards the west there are open fertile meadows, seasonal Catskill views, and glorious sunsets. Built into a hill, the distinctive passive solar home has south-facing panoramic windows that bring in light, warmth, and allow for viewing sunrise and sunset, while pergolas of wisteria and grapevines provide spring blossoms, summer shade, and fall grapes. Featured inside are dramatic open spaces with sturdy beams and a spectacular two-story atrium with large windows to nature backed by a massive thermal storage brick chimney. The main level overlooks the atrium and includes a sweeping living area, focused on the fireplace, as well as the chef's kitchen, and sunny dining area that open to a screened porch. The main level also provides for work and play space with wide window seats and spiral stair to a balcony. The lower level of the atrium adjoins a greenhouse and houses three bedrooms and two baths, with the primary suite enjoying large windows facing the woods, a walkout patio, and outdoor shower. Stairs from the main level go to the entrance hall that leads to a small two-level apartment with kitchenette and full bath, an



insulated double garage, and a workshop area linked to a large barn originally designed for animals, which could easily be converted to other uses. Whole house 16 kW generator automatically takes care of emergencies. The ten-acre open meadow has a large cedar gazebo with firepit and includes an orchard of peach, cherry, pear, prune, apricot, and young sugar maple trees as well as fenced organic vegetable gardens with strawberry, raspberry, blackberry, and blueberry bushes. In a highly desirable location, the property is surrounded by hundreds of acres of Scenic Hudson conserved farmland; is adjacent to the historic 18th century Bouwerie farm; adjoins a grass-fed beef farm; and is a short distance to the quaint historic Clermont Hamlet that includes Tousey Winery, Hearty Roots CSA; New York's First Public School built 1791; and Richard Upjohn's 1857 church. The property is minutes to Germantown, Tivoli, Red Hook, Hudson, Rhinebeck and two hours to NYC by car or train.

Built in 1980

### **Essential Information**

MLS® #	151360
Price	\$1,350,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	3,072
Acres	17.30
Year Built	1980
Type	Residential
Sub-Type	Residential
Style	Contemporary, Farm House
Status	Sold
MLS	cgndmls_sold

## Community Information

Address	149 Buckwheat Bridge Rd
Area	Clermont
Subdivision	N/A
City	Germantown
County	Columbia
State	NY
Zip Code	12526

## Amenities

# of Garages	2
Garages	Attached
View	Catskills, Farmland, Parklike, Pastoral, River, Stream
Is Waterfront	Yes

## Interior

Appliances	Clothes Dryer, Clothes Washer, Dishwasher, Generator, Microwave, Wall Oven, Refrigerator, Stove
Heating	Passive, Radiator, Solar, Hot Water
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walkout
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

## Exterior

Exterior	Board & Batten, Wood
Windows	Low Energy, Plate Glass, Other
Roof	Asphalt, Other
Construction	Frame, Post & Beam
Foundation	Poured Concrete

## School Information

District	Red Hook
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## Additional Information

Date Listed	February 14th, 2024
Days on Market	29

Zoning

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