

\$1,160,000 - 175 Boice Mill, Kerhonkson

MLS® #20231633

\$1,160,000

3 Bedroom, 3.50 Bathroom, 2,721 sqft
Residential on 8 Acres

N/A, Kerhonkson, NY

Located on one of the most desirable roads in Kerhonkson and situated in an idyllic country setting with sweeping pastoral, farm and mountain views as well as significant stream frontage, sits this lovingly renovated, turnkey post-and-beam farmhouse. For a buyer seeking a connection with nature, the 7.7 acres offer a plethora of options. The large front porch looks out to rolling farmland with grazing cows and horses in the foreground and the mountains beyond, a perfect spot for morning coffee and a sunrise. Accessible via French doors from the kitchen and sliding glass doors from the living room is a large deck with a firepit, perfect for outdoor gatherings with family and friends. The sound emanating from a large waterfall on the adjacent property shapes the outdoor experience. A long walking path leads through a beautiful forest to 400 feet of Mombaccus creek frontage which meanders along the back of the property. With a swimming hole and the sounds of water cascading downhill, it is the perfect spot for stream exploration, forest bathing, quiet contemplation or a respite from the summer sun. At various spots surrounding the house, the owners have added several perennial gardens with different flowers that bloom throughout the spring and summer as well as a productive vegetable garden. The owners have lovingly transformed the interior of the house by incorporating abundant custom and vintage details throughout. Highlights include a ceramic tiled entryway, an



open kitchen and dining area with new Bosch appliances, a quartz sink, custom butcher block countertops, a cozy living room with a wall of windows, large fireplace with a custom mantle and vaulted ceilings, various skylights throughout and three renovated bathrooms outfitted with vintage elements. The layout and separation between the three bedrooms (plus a huge ensuite studio that could easily serve as a 4th bedroom/primary suite) along with three four-season heated and cooled outbuildings provide multiple configurations and endless possibilities. Properties with this mix of soul, flexible living space and outdoor possibilities donâ€™t come along very often so whether youâ€™re looking for a restorative weekend retreat or a fantastic full-time residence, itâ€™s not to be missed. Just minutes away from Westwind Orchard, Arrowwood Brewery, Accord Market, Stonehillâ€™s, Kelderâ€™s Farm, Inness, and Minnewaska State Park, just a few of the many spots easily accessible from the property. Note that a complete list of renovations and improvements is available upon request.

Built in 1998

Essential Information

MLS® #	20231633
Price	\$1,160,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,721
Acres	7.70
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence

Style	Farmhouse
Status	Closed
MLS	ucbr_sold

Community Information

Address	175 Boice Mill
Area	Rochester
Subdivision	N/A
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

Amenities

Parking	Driveway
# of Garages	2
View	Creek/Stream, Meadow, Mountain(s), Panoramic, Pasture, Water, Other
Is Waterfront	Yes
Waterfront	Stream

Interior

Interior Features	Beamed Ceilings, High Speed Internet, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Other, Water Heater, Washer, Refrigerator, Range, Microwave, Dryer, Dishwasher
Heating	Baseboard, Ductless, Oil, Propane
Cooling	Ductless
Has Basement	Yes
Basement	Full
Fireplace	Yes
Fireplaces	Living Room, Masonry, Wood Burning

Exterior

Exterior	Clapboard, Frame
Exterior Features	Gas Grill
Lot Description	Landscaped, Level, Private, Secluded, Wooded
Roof	Metal
Construction	Clapboard, Frame

School Information

District Rondout Valley Schools

Additional Information

Date Listed June 11th, 2023

Days on Market 402

Zoning AR3