

# \$499,000 - 190 Sundown Road, Kerhonkson

MLS® #20232477

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## \$499,000

2 Bedroom, 2.00 Bathroom, 1,184 sqft  
Residential on 7 Acres

N/A, Kerhonkson, NY

Nestled in the center of 6.8 acres, this charming stone house offers a sense of genuine retreat even though it's convenient to the breweries, farmers' markets, and hiking trails that have made the Town of Rochester one of the Hudson Valley's most popular destinations. Set back nicely from sleepy Sundown Road, the house takes full advantage of its private site, shaded by mature trees and bordered by woods, a babbling 4-season creek and spring-fed pond. Now complete with a heated in-ground pool, the house is a single-level design reminiscent of a country school house, featuring stone fireplaces in both the living room and primary suite, an inviting kitchen surrounded by a wrap-around screened porch, beamed cathedral ceilings, an expansive front deck and clerestory interior transom windows that spread natural light throughout the 2 bedrooms, 2 full baths and book-shelf-lined den. Modern improvements include a 12-year-old septic field, and 2 split HVAC systems for air-conditioning and heat. The fenced and heated 42-foot-long pool is surrounded by raised garden beds, and includes an automatically retractable cover for safety and convenience. NOTE: 'HIGHEST AND BEST' OFFERS SHOULD BE SUBMITTED BY 5 PM TUESDAY, SEPT. 5, FOR REVIEW BY SELLERS THAT EVENING. PLEASE SUBMIT TO HCLEMENT@BHHSHUDSONVALLEY.COM. ESCALATION CLAUSES OK.



Built in 1939

## Essential Information

MLS® #	20232477
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	6.80
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

## Community Information

Address	190 Sundown Road
Area	Rochester
Subdivision	N/A
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

## Amenities

Has Pool	Yes
Pool	In Ground

## Interior

Interior Features	Beamed Ceilings, Cathedral Ceiling(s), Eat-in Kitchen, High Speed Internet
Appliances	Water Heater, Washer, Refrigerator, Range, Microwave, Instant Hot Water, Exhaust Fan, Electric Water Heater, Dryer, Dishwasher
Heating	Baseboard, Electric, Heat Pump
Cooling	Ductless, Heat Pump
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Fireplace	Yes
Fireplaces	Bedroom, Living Room, Masonry

### **Exterior**

Exterior	Stone
Lot Description	Pond On Lot, Private
Roof	Asphalt, Shingle
Construction	Stone

### **School Information**

District	Rondout Valley Schools
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### **Additional Information**

Date Listed	August 28th, 2023
Days on Market	325
Zoning	R1