

# \$795,000 - 1940 Berme Road, Kerhonkson

MLS® #20231327

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## \$795,000

3 Bedroom, 2.00 Bathroom, 2,056 sqft  
Residential on 16 Acres

N/A, Kerhonkson, NY

Calling all artists, artisans, privacy-seekers and nature lovers. This 4-building mini-compound includes a 936 sq ft 1-bedroom/1-bathroom contemporary cottage, 1120 sq ft 2-bedroom 1-bathroom converted barn, 575 sq ft heated studio and 1000 sq ft garage/workshop. All buildings are accessed by a winding driveway and sit well back from the road on 15+ park-like acres in the Rondout Valley amid towering trees, a babbling brook, birds galore, and a seasonal view toward the majestic Catskills. The contemporary cottage has soaring ceilings and tons of natural light from clerestory windows and south-facing glass doors in the dining room and bedroom, and the beautiful wood and bluestone floors throughout the house add to the organic aesthetic of it all. The open-plan living/kitchen/dining rooms will make for comfortable entertaining, and the huge bedroom, and office area could possibly be split in two with proper code-compliance. The recently converted barn demonstrates an artist's sensibility, bespoke craftsmanship, nooks and crannies, and soothing energy. Both homes are solar powered, and each has its own well and septic. This property is conveniently close to Minnewaska State Park, Mohonk Preserve, Inness, Westwind and Arrowood.



Built in 1981

## Essential Information

MLS® #	20231327
Price	\$795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,056
Acres	15.94
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Barndominium, Contemporary
Status	Closed
MLS	ucbr_sold

### **Community Information**

Address	1940 Berme Road
Area	Rochester
Subdivision	N/A
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

### **Amenities**

View	Mountain(s), Other
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### **Interior**

Interior Features	High Speed Internet
Appliances	Water Heater, Washer, Refrigerator, Range Hood, Range, Electric Water Heater, Dryer
Heating	Propane
Cooling	Ductless

### **Exterior**

Exterior	Frame
Roof	Asphalt, Shingle
Construction	Frame

### **School Information**

District                      Rondout Valley Schools

**Additional Information**

Date Listed                May 18th, 2023

Days on Market        423

Zoning                    R2