

# \$799,000 - 252 Rt 25, Haines Falls

MLS® #149987

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## \$799,000

2 Bedroom, 2.00 Bathroom, 1,406 sqft  
Residential on 5 Acres

N/A, Haines Falls, NY

Modern Mountain: New construction, Scandinavian design with simplistic architectural lines, sixteen-foot vaulted roof line with floor to ceiling windows throughout. Open the door to a modern spacious great room filled with sunlight and views of the native Hemlocks of Haines Falls. A wall of glass, simple white oak industrial flooring, black framed windows with contrasting white walls reflects the trending simplicity of modern living. Cozy up on the oversized slouch couch, feel the warmth of the radiant woodstove, gather around the kitchens 12' black leathered granite island with sink, appointed bar stools and dining area. Modern black stainless appliances can make hosting a pleasure. Get lost in the primary suite sit on the bed and look to woods for hours, step into the primary baths black on-black slate tile shower accented with warm brass hardware, a custom-built floating double vanity with white vessel basin sinks. Additional bedroom has a vaulted sleeping loft with views above of the hemlock pine forest. Each room has individual heat and AC controls. Office area with high-speed internet and elevating desk makes the perfect workstation. The vaulted carport allows easy access and provides a covered area for summer picnics or future living space. Add a firepit and hot tub and make this the best little secret in the Catskill Mountains. This totally private modern house is nestled on five acres bordering forever wild lands. Located within minutes of the Trendy Painted Village of



Tannersville, Hunter Mtn Ski Resort, Kaaterskill Falls, NYS trails, and the iconic 40' cliff jump at Fawns Leap this will keep your guests entertained year-round. This property is being sold turnkey, furniture and all contents included. Currently active on Air Bnb with a 90% occupancy rate; so come enjoy the Catskill Mountains. Call us today for a tour of the town!

Built in 2022

### **Essential Information**

MLS® #	149987
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,406
Acres	5.20
Year Built	2022
Type	Residential
Sub-Type	Residential
Style	Ranch
Status	Sold
MLS	cgndmls_sold

### **Community Information**

Address	252 Rt 25
Area	Hunter
Subdivision	N/A
City	Haines Falls
County	Greene
State	NY
Zip Code	12436

### **Amenities**

Garages	Carport
View	Parklike, Wooded

## **Interior**

Appliances	Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Refrigerator, Stove
Heating	Heat Pump
Cooling	Central Air
Has Basement	Yes
Basement	Slab

## **Exterior**

Exterior	T-111, Wood
Windows	Crankout, Insulated
Roof	Metal
Construction	Frame
Foundation	Poured Concrete

## **School Information**

District	Hunter Tannersville
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## **Additional Information**

Date Listed	September 27th, 2023
Days on Market	86
Zoning	r1