

# \$799,000 - 30 Rock Haven, Kerhonkson

MLS® #20232128

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## \$799,000

3 Bedroom, 2.50 Bathroom, 3,080 sqft  
Residential on 8 Acres

N/A, Kerhonkson, NY

Welcome to Chapel House: A spacious and beautifully refreshed Mid Century Modern located a stone's throw from the Minnewaska State Park entrance and all of the beautiful vistas, hiking trails and new restaurants the Accord/Kerhonkson area has to offer. The landscaped grounds are very lush and diverse with mixed pines and deciduous trees, rocky outcroppings, old mill stone quarries, a honey house and firepit. There is an all cedar Adirondack-style carport as well as a 2-car attached garage. A very lovely layout and flow: the entrance opens up to a light-filled living room with a pellet stove in front of a large, brand new deck that also spans the adjacent dining room, which flows into the eat-in kitchen and further into the large, cozy den with additional deck access for entertaining. The sunken den is painted a gorgeously inviting shade of forest green and has a beautiful, hand-built fireplace. From here, one can easily access the 2-car garage. The bedroom wing is on the opposite side of the living area with 3 bedrooms: one with an en-suite bathroom, the other two share a bath off the hallway, and there is an additional flex room. The finished walk-out basement has a pellet stove as well, along with an entertaining kitchen off a ground floor patio with a brick and block BBQ outside. Storage abounds. Additional flex rooms are included and can serve as office space, an art studio, and a yoga room. There is also an accessory dwelling attached with its own entrance that is



perfect for guests, which affords extreme privacy from the main living area. The ultimate take-away from this wonderful offering is that it is perfect for hosting overnight guests and entertaining a large group with immediate access to one of the Empire State's most coveted parks featuring endless carriage trails for hiking and biking, as well as lake swimming. A wonderful location for accessing the outdoors, with Stony Kill Falls and The Trapps - the premier rock-climbing cliffs on the Eastern seaboard - also just minutes away. Local haunts like Rough Cut Brewing, Westwind Orchard cidery, Arrowood Farms brewery, Inness and Stonehill's are minutes away. This home has the potential to be the ultimate full-time or weekend home for enjoying everything Ulster County has to offer.

Built in 1930

### **Essential Information**

MLS® #	20232128
Price	\$799,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,080
Acres	8.00
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Style	Raised Ranch
Status	Closed
MLS	ucbr_sold

### **Community Information**

Address	30 Rock Haven
Area	Rochester

Subdivision	N/A
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

### **Amenities**

# of Garages	2
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### **Interior**

Appliances	Water Softener, Water Heater, Washer, Refrigerator, Range, Microwave, Electric Water Heater, Dryer, Dishwasher
Heating	Baseboard, Electric, Wood
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full, Interior Entry
Fireplace	Yes
Fireplaces	Family Room, Masonry, Wood Burning

### **Exterior**

Exterior	Aluminum Siding, Frame
Lot Description	Private
Roof	Asphalt, Shingle
Construction	Aluminum Siding, Frame

### **School Information**

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

Date Listed	July 26th, 2023
Days on Market	345