

# \$499,500 - 316 Church Ave Ave, Germantown

MLS® #146124

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## \$499,500

2 Bedroom, 3.00 Bathroom, 2,080 sqft  
Residential on 1 Acres

N/A, Germantown, NY

Welcome to 316 Church Avenue, Germantown, a unique contemporary home in the heart of Germantown country. Upon approaching the property, you will immediately notice the house's wraparound porch. What a space for outdoor living! The walkway leads to a warm country kitchen and sizable breakfast nook. Beyond, passing an office and a full bath, you will arrive at a large room measuring 27x18.5 sq.ft. It is divided into the living area and dining area. Two sets of doors and five large windows result in a light-filled space. A wide wooden staircase leads to a larger-than-usual second-floor hallway that could be used in multiple ways, library, media area, or sitting area. On this level, there are two en-suites. The primary one boasts 27x15 in dimension and six windows, with natural light galore. The full basement is partially finished, with ample storage and entertainment capability. The mini splits heat pumps throughout the house provide comfort in the summer, and the generator system prepares for the just-in-case days in the winter. The home sits on a level one-acre lot bordered by mature trees and shrubs. It embodies contemporary streamlined aesthetics, yet earthy and warm. It is well built with quality materials, well maintained with love and care, and move-in ready. It is currently low maintenance yet with ideal plots for extensive flower and vegetable gardens. Fabulous location in the pastoral Germantown, a tiny Hudson River gem known for its welcoming



atmosphere, historic sites, farm-to-table eateries, and wineries. This location is 2.2 miles from the village and right in the middle of Hudson and Rhinebeck for Amtrak access; Eight miles from Bard College, where you can enjoy from art to music to just a picnic with the gorgeous river view in sight. Come take a look! It could be your home sweet home.

Built in 1992

### **Essential Information**

MLS® #	146124
Price	\$499,500
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	2,080
Acres	1.00
Year Built	1992
Type	Residential
Sub-Type	Residential
Style	Contemporary
Status	Sold
MLS	cgndmls_sold

### **Community Information**

Address	316 Church Ave Ave
Area	Germantown
Subdivision	N/A
City	Germantown
County	Columbia
State	NY
Zip Code	12526-5721

### **Amenities**

View	Country, Parklike
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### **Interior**

Appliances	Clothes Dryer, Clothes Washer, Dishwasher, Generator, Refrigerator, Stove
Heating	Base Board, Hot Water
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior	Vinyl
Windows	Double Hung, Screens
Roof	Asphalt
Construction	Frame
Foundation	Poured Concrete

### **School Information**

District	Germantown
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### **Additional Information**

Date Listed	April 20th, 2023
Days on Market	96
Zoning	RA2