

# \$549,000 - 349 Rock Hill, High Falls

MLS® #20232613

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## \$549,000

3 Bedroom, 2.00 Bathroom, 1,680 sqft  
Residential on 4 Acres

N/A, High Falls, NY

Welcome to 349 Rock Hill Rd, a charming retreat nestled in the serene town of High Falls. Upon arrival, you'll wind down a lush driveway greeted by the natural beauty that surrounds this home. This property is conveniently located in High Falls, offering a tranquil escape from the hustle and bustle of city life while being within close proximity to Kingston. The city's vibrant arts scene, dining options, and shopping are just a short drive away. Plus, the property is less than 2 hours from the heart of New York City, making it an ideal weekend getaway. Situated on a generous lot, 349 Rock Hill provides the utmost privacy, surrounded by lush trees and natural beauty. Whether you desire a peaceful retreat or a space for outdoor gatherings, this property offers a perfect balance of seclusion and accessibility. This home has a 20 x 40 pole barn, a paddock, a detached garage, with a side storage space and upper level, and a shed. The home is located ON the Shawangunk ridge, just moments from Minnewaska, Inness, The Famous Egg's Nest, and Arrowwood Brewery. The property is boarded by Forever Green State Land and Mohonk Preserve. Step inside this lovely home to discover beautiful hardwood floors that add warmth and character to the living spaces. The thoughtful updates to this home include new windows downstairs, flooding the living areas with natural light and allowing you to enjoy scenic views of the surrounding landscape from the comfort of your own home. The well



pump, water treatment system, wood furnace and oil tank are also new. NOTE:This home can be heated by the ease of oil or the savings of wood. The property boasts ample outdoor space for your enjoyment. Whether you wish to enjoy the lush garden or simply relax on the back deck, the possibilities are endless. Imagine hosting barbecues, stargazing, or simply unwinding in your private outdoor sanctuary. 349 Rock Hill Rd offers a unique opportunity to experience the best of both worlds - the tranquility of the countryside and the convenience of urban amenities. Don't miss the chance to make this lovely property your own. Schedule a viewing today and discover the endless possibilities it has to offer. Your dream home awaits!

Built in 1999

### **Essential Information**

MLS® #	20232613
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	4.30
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
MLS	ucbr_sold

### **Community Information**

Address	349 Rock Hill
Area	Other
Subdivision	N/A
City	High Falls

County	Ulster
State	NY
Zip Code	12440

### **Amenities**

Parking	Driveway
# of Garages	2
View	Panoramic

### **Interior**

Interior Features	Eat-in Kitchen, High Speed Internet
Appliances	Other, Water Purifier, Water Heater, Washer, Refrigerator, Range Hood, Range, Dishwasher
Heating	Baseboard, Oil, Wood
Cooling	Ceiling Fan(s), Window Unit(s)
Has Basement	Yes
Basement	Concrete, Interior Entry
Fireplace	Yes
Fireplaces	Basement, Wood Burning, Other, See Remarks

### **Exterior**

Exterior	Frame, Vinyl Siding
Exterior Features	Lighting
Lot Description	Garden, Landscaped, Private, Wooded
Roof	Asphalt, Shingle
Construction	Frame, Vinyl Siding

### **School Information**

District	Rondout Valley Schools
Elementary	Marbletown K-3

### **Additional Information**

Date Listed	September 8th, 2023
Days on Market	313
Zoning	R2