

# \$489,000 - 374 Cotter Rd, Chatham

MLS® #152482

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## \$489,000

1 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 7 Acres

N/A, Chatham, NY

There are few homes as fine a seed as this one. Set on a quiet 6.9 acre parcel in the rolling hills of Chatham, this home was custom designed by the current owner and Knight Architectects of Blue Hill, ME. Designed along the principals of the not-so-tiny" house, The Seedling is a beautiful custom designed home with room to grow. The land is a mix of lawn and hillside forest, with thoughtful landscaping and a flower garden. Hike to the top of the hill and catch a Berkshire view, or simply sit on the teak screened porch and take in a spring breeze, while wild turkeys or fawns totter past. The home lives large, with the centerpiece being a lofted great room, featuring a double helix staircase to an oversized loft, and a granite hearth. The soaring windows and sliding doors bring light streaming into the open plan living and dining rooms, and there is ample room to entertain. A fully equipped kitchen and powder room round out the living space. The primary suite features two sets of sliding doors for privacy, and a large and light-filled bedroom with sliding glass doors to the yard. Downstairs, you'll find a huge finished basement, ripe to be set as a guest suite, entertainment room, or a combination of uses. The basement is 502 square feet with dedicated laundry and storage rooms. The not so tiny house" is designed with balance in mind. Small and mighty, this painstakingly considered layout can accommodate any group or activity, while keeping family and friends close. You can chat with guests while



cooking, or hear the crackle of the fireplace from the loft, currently set as an office space. The Seedling can punch above its weight while keeping maintenance costs and labor low. It's the perfect escape from City life, or an ideal full time home for an individual or small family. Chatham is conveniently located just 30 minutes from the conveniences of Albany and 35 minutes to Hudson's Amtrak station, but the charms of the small towns of the Hudson Valley and Berkshires make it all the more special. Enjoy concerts at Tanglewood in the summer, or go antiquing or farmers market hopping in the hamlets of Chatham, Ghent, and Kinderhook. The Taconic Parkway will deliver you to uptown Manhattan in just over 2 hours.

Built in 2010

### **Essential Information**

MLS® #	152482
Price	\$489,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,300
Acres	6.89
Year Built	2010
Type	Residential
Sub-Type	Residential
Style	Contemporary, Cottage
Status	Sold
MLS	cgndmls_sold

### **Community Information**

Address	374 Cotter Rd
Area	Chatham
Subdivision	N/A

City	Chatham
County	Columbia
State	NY
Zip Code	12136

### **Amenities**

Garages	None
View	Berkshire, Country, Parklike, Pastoral, Wooded

### **Interior**

Appliances	Clothes Dryer, Dishwasher, Refrigerator, Stove, Clothes Washer
Heating	Base Board, Forced
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full
Fireplaces	Living Room

### **Exterior**

Exterior	Cement Board
Windows	Insulated
Roof	Asphalt
Construction	Frame
Foundation	Poured Concrete

### **School Information**

District	Chatham
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### **Additional Information**

Date Listed	May 1st, 2024
Days on Market	15