

\$815,000 - 39 Polyana Place, Kerhonkson

MLS® #20231753

\$815,000

3 Bedroom, 2.00 Bathroom, 1,750 sqft
Residential on 1 Acres

N/A, Kerhonkson, NY

This is your dream retreat! Nestled on a serene and private 1-acre lot, this stunning brand new A-frame home is a modern masterpiece set on beautifully forested grounds that you arrive at via a tranquil country road. Enter through the ample foyer that seamlessly flows into an open living and dining space. The tall vaulted ceilings and floor-to-ceiling windows create an abundance of natural light, allowing the outdoors to blend harmoniously with the interior. A cozy gas stove stands ready to keep you warm and create the perfect ambiance on winter nights! The open kitchen, where youâ€™ll prepare meals surrounded by breathtaking views of the wooded backyard, boasts Nobilia German craft cabinetry, Samsung Bespoke appliances, and sleek quartz countertops. The first floor features two bedrooms and a full bathroom, conveniently accompanied by a laundry/utility room with washer/dryer hookups. Upstairs, youâ€™ll find an amazing primary suite. Bright and airy, this true sanctuary offers tall ceilings and its own full bathroom with a deep soaking tub, creating the perfect oasis for relaxation. Off the primary suite, an open loft overlooks the living space below and the wall of windows, which captures views of the backyard and surrounding woods. This versatile space is an ideal spot for a work-from-home area, a cozy library, or a peaceful seating and reading nook. Skylights throughout the home flood each room with natural light, adding to the already-inviting



atmosphere. The exterior showcases a combination of wood siding and a standing-seam metal roof, creating a harmonious blend of modern aesthetics and durability. White oak floors flow gracefully throughout the home, adding warmth and elegance to every step. The large deck off the living room beckons you to step outside and enjoy the lush surroundings. This space is perfect for all entertainment needs or even a little work from home al fresco! This home is ideally situated in the popular hamlet of Kerhonkson, just minutes from the best parks/nature preserves and dining that the area has to offer. Popular spots abound â€“ less than 5 minutes to Rough Cut Brewing and Mill & Main (restaurant and provisions/coffee shop), 5 minutes to Damn Good Honey Farm, and 10 minutes to all of the great farm markets and farm-to-table restaurants, including: Arrowood Farms Brewery, Westwind Orchard, and the members club, resort, and restaurant at Inness. There is also so much more dining and shopping just 15-20 minutes away in Ellenville, Stone Ridge, High Falls, and New Paltz. If you really want to get out to explore nature, youâ€™ll be surrounded by it â€“ just 5-10 minutes to Minnewaska State Park, Mohonk Preserve, and Stony Kill Falls to name a few amazing locations. And, youâ€™ll be just 90 minutes from the GWB in NYC!

Built in 2023

Essential Information

MLS® #	20231753
Price	\$815,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,750
Acres	1.00

Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	A-Frame
Status	Closed
MLS	ucbr_sold

Community Information

Address	39 Polyana Place
Area	Rochester
Subdivision	N/A
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

Amenities

Parking	Driveway
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Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Other, Water Heater, Tankless Water Heater, Refrigerator, Range, Instant Hot Water, Dishwasher
Heating	Ductless, Electric
Cooling	Ductless
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior	Frame, Wood Siding
Lot Description	Landscaped, Wooded
Roof	Metal
Construction	Frame, Wood Siding

School Information

District	Rondout Valley Schools
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Additional Information

Date Listed	June 21st, 2023
Days on Market	391

Zoning

R2